



8

## Design Review Board Staff Report

**TO:** DESIGN REVIEW BOARD

**FROM:** NATHAN WILLIAMS, PLANNER II  
480-503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV *NW*

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER  
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV *ajl*

**MEETING DATE:** JANUARY 16, 2014

**SUBJECT:** ST13-21 – YELLOW ROSE RANCH BY VIP HOMES, LOCATED  
NORTH AND EAST OF THE NORTHEAST CORNER OF  
LINDSAY ROAD AND WARNER ROAD.

<b>STRATEGIC INITIATIVE:</b>	Community Livability
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The four (4) new standard plans proposed will complement the design quality of the 29 lots in the Yellow Rose Ranch subdivision.

### **REQUEST**

Approval of four (4) new standard plans (plans 2708, 3120, 3136, and 3356) by VIP Homes on 29 lots (Lots 1-29) located north and east of the northeast corner of Lindsay Road and Warner Road, and zoned Single Family Detached (SF-D).

### **RECOMMENDED MOTION**

Approve the findings of fact and approve ST13-21: Yellow Rose Ranch, for four (4) new standard plans (plans 2708, 3120, 3136, and 3356) by VIP Homes on 29 lots (Lots 1-29) located north and east of the northeast corner of Lindsay Road and Warner Road, and zoned Single Family Detached (SF-D), subject to conditions.

## **APPLICANT/OWNER**

Applicant/ Owner: VIP Homes  
Name: Rene Bourque  
Address: 3048 E. Baseline Rd.,  
Suite 102  
Mesa, AZ 85204  
Phone: 480-892-1654  
Email: [drafting@viphomes.com](mailto:drafting@viphomes.com)

## **BACKGROUND/DISCUSSION**

### **History:**

<i>Date</i>	<i>Action</i>
May 9, 2006	Town Council approved A05-18 and Z05-30 (Ordinance Nos. 1750 and 1751), to annex the 6.6 acres of the Yellow Rose Ranch site and rezone from Maricopa County zoning to Town of Gilbert SF-D zoning district.
February 13, 2007	Planning Commission approved S06-02: the Preliminary Plat and Open Space Plan for Yellow Rose Ranch and later administratively modified under DA13-38.

### **Overview:**

The Yellow Rose Ranch was approved in May of 2006. The existing SF-D zoning district permits single-family housing on lots of at least 3,000 net square feet. Yellow Rose Ranch consists of 29 lots all zoned SF-D, with the minimum lot sizes of 4,950 sq. ft. (55'x 90'). The standard plan proposal adheres to all of the SF-D Site Development Standards. Lots 17 through 28 adjoining the railroad right-of-way contain 20'-wide landscape buffer easements. Access to Yellow Rose Ranch is provided by a single local residential street (Rawhide Court) from Lindsay Road, a minor arterial street.

The proposed series of standard plans with this current application (ST13-21) will consist of four (4) standard plans (plans 2708, 3120, 3136, and 3356) with three (3) unique architectural styles (A, B, and C) and 14 different color/ material schemes that are intended to add diversity. There will also be a number of other options such as extended patios, bay windows and fireplaces.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>
North	U/TC and Residential > 0-1 DU/ Acre	SF-43
South	Residential > 5-8 DU/ acre	SF-6 and Maricopa County Rural 43
East	U/TC and Residential > 0-1 DU/ Acre	SF-43 and Maricopa County Rural 43
West	Residential > 0-1 DU/ Acre	SF-35
Site	Residential > 3.5 - 5 DU/ Acre	SF-D

**Project Data – Yellow Rose Ranch:**

Zoning	Total Number of Lots	Lot Size	Setbacks with PAD			Lot Coverage
			Front	Side	Rear	
SF-D	29 lots	55' x 90'	10'	5'	10'	60%/50%

**Plan Information**

Plan Number Proposed Plans (ST13-21)	Livable Square Footage	Bedrooms/ Bathroom/ Garages	Product (W x D)	Height/ Stories
<b>2708</b>	2,709	4 bedrooms/ 2.5 baths/ 3-car	45'x 68'	2-Story
<b>3120</b>	3,141	4 bedrooms/ 3 baths/ 2-car	45'x 72'	1-Story (includes basement)
<b>3136</b>	3,128	4 bedrooms/ 3 baths/ 2-car	45'x 70'	1-Story (includes basement)
<b>3356</b>	3,356	4 bedrooms/ 3.5 baths/ 3-car	45'x 70'	2-Story

**Discussion**

The four (4) newly proposed plans under ST13-21 comply with the Residential Design Guidelines, by utilizing architectural elements and styles with varying rooflines and heights, significant diversity in color schemes and material options, basement options, bay windows, rolled stucco barge roof edges and wrapping architectural details, covered front porches and patios. The three (3) unique architectural styles include Elevations A, B and C: Elevation A typically has gabled roofs, half-round windows and all stucco finish; Elevation B utilizes clipped rooflines, arched windows, and adds some stone veneer to the stucco finish; and Elevation C typically has hipped rooflines, more traditional windows, wider roof overhangs and more significant stone veneer. The proposed plans will have three (3) different garage door styles based on the architectural style elevations of the plan and will have 14 separate color/ material schemes available.

**DRB STUDY SESSION COMMENTS**

The proposed standard plans were not reviewed at a DRB Study Session as planning staff believes that the applicant has addressed the requirements of the Residential Design Guidelines.

## **STAFF RECOMMENDATION**

Move to approve the findings of fact and ST13-21: Yellow Rose Ranch, for four (4) new standard plans (plans 2708, 3120, 3136, and 3356) by VIP Homes on 29 lots (Lots 1-29) located north and east of the northeast corner of Lindsay Road and Warner Road, and zoned Single Family Detached (SF-D), subject to conditions:

1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public meeting of January 16, 2014, subject to conditions.
3. All standard plans shall adhere to the lot coverage and setback requirements stipulated by Ordinance No. 1751 (Z05-30) and any subsequent amendment that applies to this subdivision and the provisions of the Land Development Code.

## **Attachments and Enclosures:**

1. Finding of Fact
2. Vicinity Map
3. Project Narrative
4. Final Plat for Yellow Rose Ranch (2 pages)
5. Color Elevations - Plans 2708, 3120, 3136, and 3356 (12 pages)
6. Floorplans - Plans 2708, 3120, 3136, and 3356 (6 pages)
7. Plot Plans - Plans 2708, 3120, 3136, and 3356 (4 pages)
8. Lot Fit Analysis (2 pages)
9. Colors/ Materials and Schemes (14 pages)



**ST13-21 FINDINGS OF FACT**

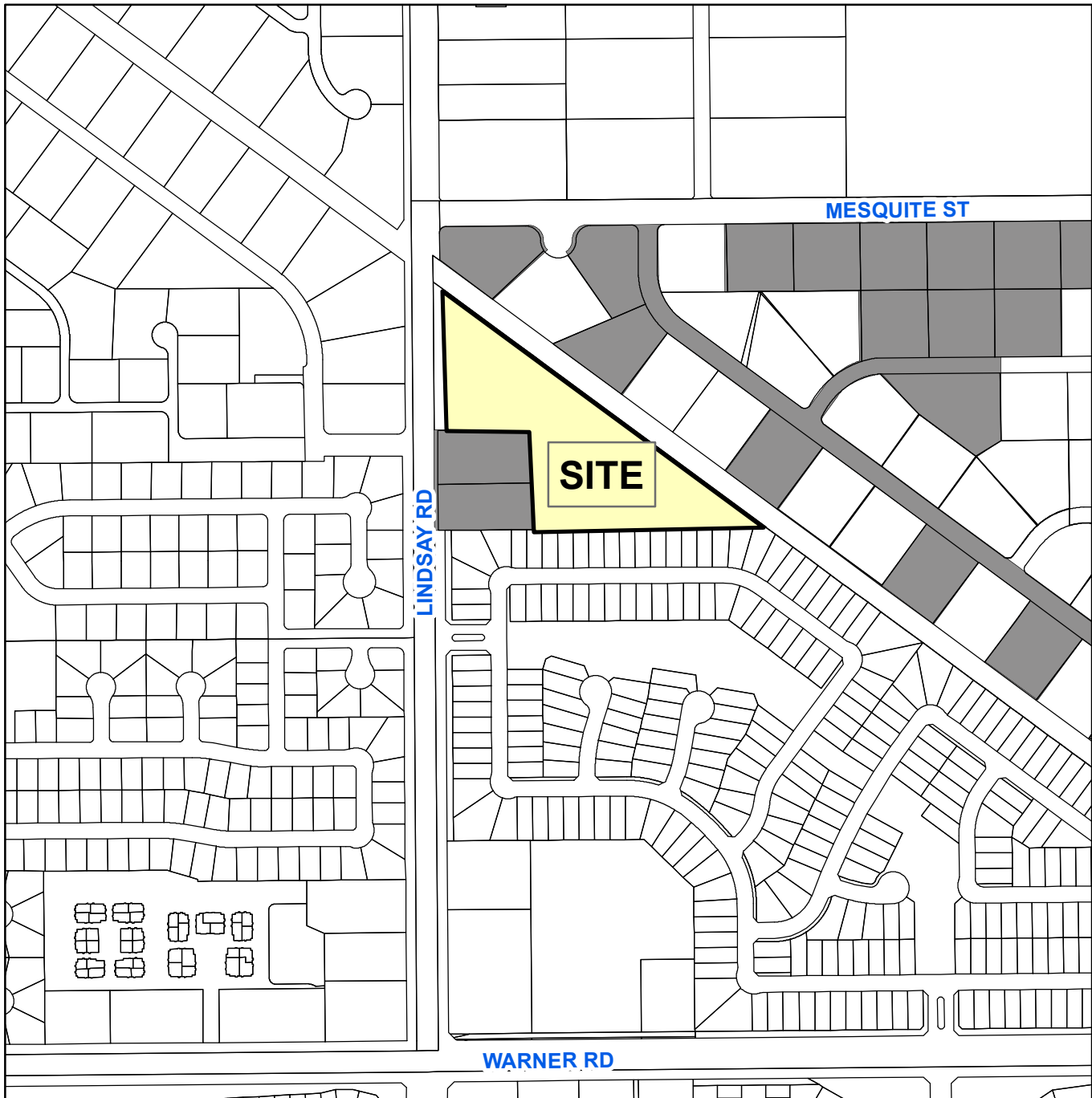
Subject to conditions, the following findings of facts are provided for **ST13-21, YELLOW ROSE RANCH** to add 4 new standard plans;

1. The project conforms to the General Plan, and specifically to the Land Use and Community Design;
2. The project as conditioned is consistent with all applicable provisions of the Zoning Code and Z05-30;
3. The project is compatible with adjacent and nearby development; and
4. The project design provides for safe and efficient provision of public services

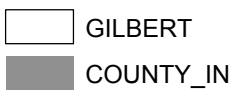
# *ST13-21*

## *Vicinity Map*

*SITE LOCATION:*



### JURISDICTION



0 195 390 780 Feet





Wednesday, December 18, 2013

**Yellow Rose Ranch in Gilbert**

**Project narrative for new standard plans**

VIP Homes presents 4 new standard plans to be built in the approved and recorded subdivision of Yellow Rose Ranch. There are 29 lots zones SF-D.

Each home will have 3 elevations for customers to choose from and 14 different color schemes. The homes will have livable square foot totals from 2708 to 3356, as well as other options to choose such as Bays, Patios and fireplaces.

Elevation A typically has gable roofs, half-round windows and all stucco finish. Elevation B adds some stone veneer, arched windows and clipped roof lines. Elevation C typically has hip roofs, traditional windows with prairie style accents, more stone veneer and wider roof overhangs. All roof edges have rolled stucco barge finish. Each elevation has a different garage door style. The 3 shown on the elevations are an example of the many styles VIP offers its customers.

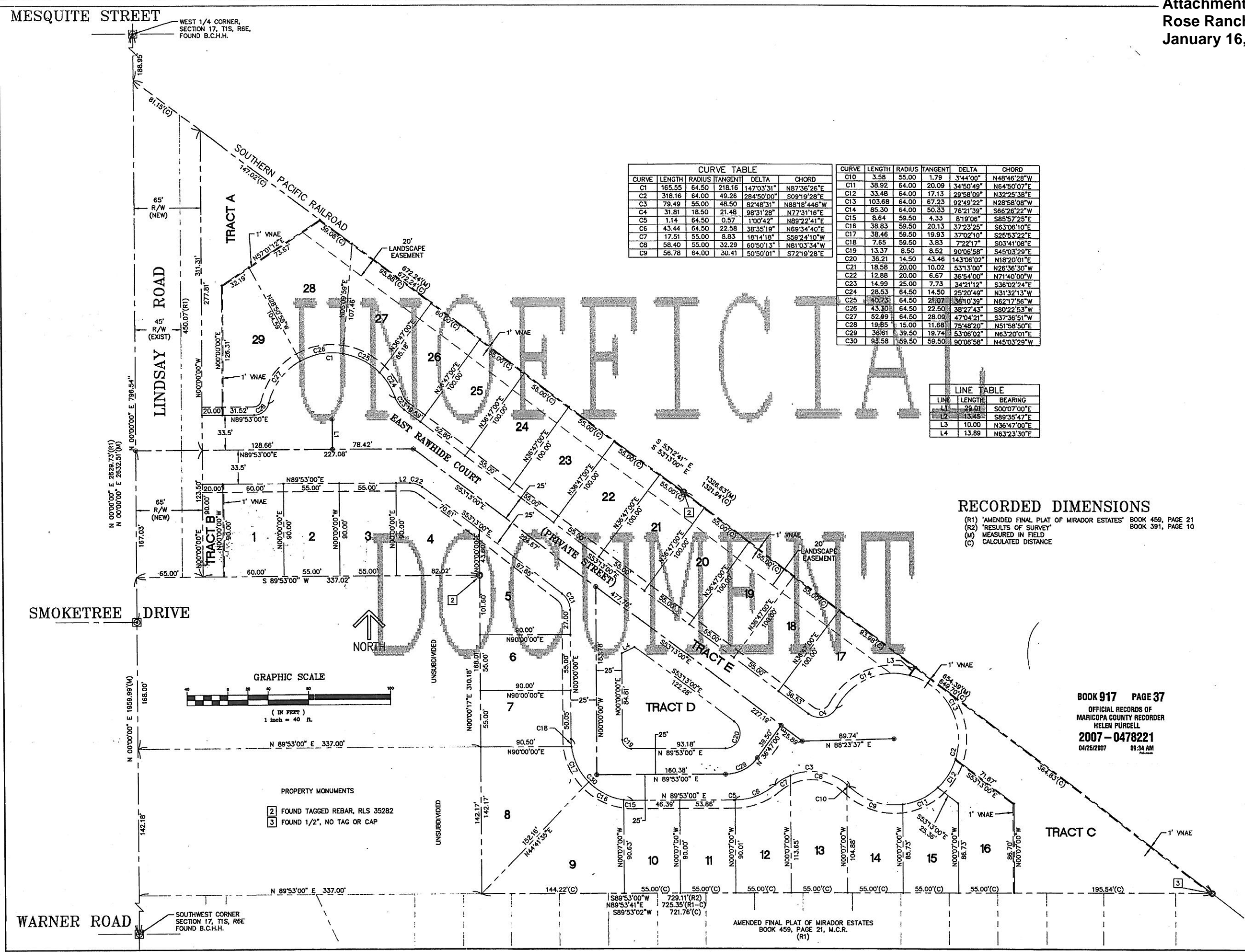
There are (2) two story homes and (2) single story homes. The single stories will have standard basements.

VIP Homes is well known as a builder of quality with an emphasis on sophisticated options and energy efficiency.

It is VIP's desire to provide a home that Gilbert residents will enjoy for years to come.

Please call if you have any questions,

Rene Bourque  
VIP Homes Drafting Manager  
480-892-1965



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	165.55	64.50	218.16	147°03'31"	N87°36'28"E
C2	318.16	64.00	49.26	284°50'00"	S09°19'28"E
C3	79.49	55.00	48.50	82°48'31"	N88°18'44"W
C4	31.81	18.50	21.48	98°31'28"	N77°31'16"E
C5	1.14	64.50	0.57	1°00'42"	N88°22'41"E
C6	43.44	64.50	22.58	38°35'19"	N69°34'40"E
C7	17.51	55.00	8.83	18°14'18"	S58°24'10"W
C8	58.40	55.00	32.29	60°50'13"	N81°03'34"W
C9	56.78	64.00	30.41	50°50'01"	S72°19'28"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C10	3.58	55.00	1.79	3°44'00"	N48°46'28"W
C11	38.92	64.00	20.09	34°50'49"	N64°50'07"E
C12	33.48	64.00	17.13	29°58'09"	N32°25'38"E
C13	103.68	64.00	67.23	92°49'22"	N28°58'08"W
C14	85.30	64.00	50.33	76°21'39"	S66°26'22"W
C15	8.64	59.50	4.33	8°19'06"	S85°57'25"E
C16	38.83	59.50	20.13	37°23'25"	S63°08'10"E
C17	38.46	59.50	19.93	37°02'10"	S25°53'22"E
C18	7.65	59.50	3.83	7°22'17"	S03°41'08"E
C19	13.37	8.50	8.52	90°06'58"	S45°03'29"E
C20	36.21	14.50	43.46	143°06'02"	N18°20'01"E
C21	18.58	20.00	10.02	53°13'00"	N26°36'30"W
C22	12.88	20.00	6.67	36°54'00"	N71°40'00"W
C23	14.99	25.00	7.73	34°21'12"	S36°02'24"E
C24	28.53	64.50	14.50	25°20'49"	N31°32'13"W
C25	40.73	64.50	26.07	38°10'39"	N62°17'56"W
C26	43.30	64.50	22.50	38°27'43"	S80°22'53"W
C27	52.09	64.50	28.09	47°04'21"	S37°36'51"W
C28	19.85	15.00	11.68	75°48'20"	N51°58'50"E
C29	36.61	39.50	19.74	53°06'02"	N63°20'01"E
C30	93.58	59.50	59.50	90°06'58"	N45°03'29"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.01	S00°07'00"E
L2	13.45	S89°35'47"E
L3	10.00	N36°47'00"E
L4	13.89	N63°23'30"E

RECORDED DIMENSIONS  
(R1) 'AMENDED FINAL PLAT OF MIRADOR ESTATES' BOOK 459, PAGE 21  
(R2) 'RESULTS OF SURVEY' BOOK 391, PAGE 10  
(M) MEASURED IN FIELD  
(C) CALCULATED DISTANCE

BOOK 917 PAGE 37  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2007-0478221  
04/26/2007 09:34 AM

COTTELLE ENGINEERING GROL  
2001 N. 3rd ST. #206 PH: (602) 301  
PHOENIX, AZ 85004 FAX: (602) 301

YELLOW ROSE RANCH  
FINAL PLAT  
GILBERT, ARIZONA

DATE: 03/07/07  
SCALE: 1"=40'

CHECKED BY: SC  
DRAWN BY: BTH  
PROJECT #: C06050

FINAL PLAT

SHEET 2 OF 2

C6.02

ENG #2006-01520



## DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT NEWPORT BUILDERS, INC., "OWNER", DOES HEREBY PUBLISH THIS PLAT OF "YELLOW ROSE RANCH". OWNER DECLARES THAT SAID PLAT SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND TRACT, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, AND / OR LETTER GIVEN TO EACH RESPECTIVELY. OWNER HEREBY DEDICATES TO THE TOWN OF GILBERT THE STREETS AS SHOWN ON THE PLAT AND THOSE OTHER AREAS DESIGNATED ON THE PLAT FOR PUBLIC USE AS NOTED ON THE PLAT. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSE SHOWN HEREON.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF GILBERT, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER WARRENTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTANT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

NEWPORT BUILDERS, INC.

BY: Frank Warren

ITS: President

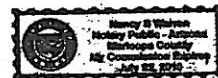
## ACKNOWLEDGEMENT:

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

ON THIS 18 DAY OF April, 2007, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: Helen Purcell 7-22-2010  
NOTARY PUBLIC MY COMMISSION EXPIRES



## NOTES:

- ALL LANDSCAPING WITHIN TRACTS A THROUGH E IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- CONSTRUCTION WITHIN THE EASEMENTS EXCEPT BY THE PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE TYPE FENCING.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS SUBDIVISION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE TOWN OF GILBERT.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE TOWN OF GILBERT.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING 50 YEAR 24 HR. STORM EVENT WITHIN 36 HOUR PERIOD. OWNERS OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- A HOMEOWNER'S ASSOCIATION INCLUDING ALL LOT OWNERS IN YELLOW ROSE RANCH WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE LISTED AS TRACTS, INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- A #4 REBAR, 18" IN LENGTH WILL BE SET AT EACH LOT CORNER, WHERE APPLICABLE.
- ALL BUILDING SETBACKS SHALL COMPLY WITH COUNCIL ORDINANCE NO. 1751, AS AMENDED.
- A 20' LANDSCAPE EASEMENT IS HEREON CREATED ALONG THE BACK OF LOTS 17-28. NO BUILDINGS SHALL BE PLACED IN THE EASEMENT. RESPONSIBILITY OF MAINTENANCE OF LANDSCAPING WITHIN SAID EASEMENT SHALL BE BY THE HOME OWNERS ASSOCIATION.

# FINAL PLAT YELLOW ROSE RANCH

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE NORTHWEST QUARTER AND THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF THE ARIZONA EASTERN RAILROAD, SAID POINT BEING SOUTH (ASSUMED BEARING) 188.98 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 17;

THENCE, S 53°13'00" E ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY OF THE ARIZONA EASTERN RAILROAD 1326.63 FEET;

THENCE, S 89°53'00" W 1062.52 FEET TO THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE, NORTH ALONG SAID WESTERLY LINE 796.54 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE, SOUTH (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF

672.49 FEET TO THE POINT OF BEGINNING;  
THENCE, N 89°53'00" E, A DISTANCE OF 333.41 FEET;  
THENCE, S, A DISTANCE OF 313.00 FEET;  
THENCE, S 89°53'00" W 333.41 FEET;  
THENCE, N, ALONG THE WEST LINE OF SECTION 17, A DISTANCE OF 313.00 FEET TO THE POINT OF BEGINNING; AND ALSO,

EXCEPT THAT PORTION DEEDED TO THE TOWN OF GILBERT IN DOCUMENT NO. 940832836, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE S 00°00'00" E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE

SOUTHWEST QUARTER OF SECTION 17, A DISTANCE OF 188.98 FEET TO THE INTERSECTION OF

SAID LINE AND THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF THE ARIZONA EASTERN

RAILROAD;  
THENCE S 53°13'00" E, ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF THE ARIZONA

EASTERN RAILROAD, A DISTANCE OF 41.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, S 53°13'00" E, A DISTANCE OF 14.98 FEET;  
THENCE, S 00°00'00" E, A DISTANCE OF 450.07 FEET;  
THENCE N 89°46'22" W, A DISTANCE OF 12.00 FEET;

THENCE, N00°00'00" W, A DISTANCE OF 458.99 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, S 53°13'00" E, A DISTANCE OF 14.98 FEET;  
THENCE, S 00°00'00" E, A DISTANCE OF 450.07 FEET;  
THENCE N 89°46'22" W, A DISTANCE OF 12.00 FEET;

THENCE, N00°00'00" W, A DISTANCE OF 458.99 FEET TO THE TRUE POINT OF BEGINNING;

SUBDIVISION DATA

SITE AREA: 297,845 SF (6.8376 AC)

(AFTER ROW TAKEN)

UNITS: 29 SINGLE FAMILY UNITS

DENSITY: 4.37 UNITS/ACRE

OPEN SPACE: 47,416 S.F. OR 1.09 ACRES

NET AREA MINUS LINDSAY ROW:

289,502 S.F. OR 6.64 ACRES

PERCENT OPEN SPACE:

47,416 S.F. / 289,502 S.F. = 16.38% > 10%

MINIMUM LOT SIZE: 55'-0" X 90'-0" OR 4,950 SQ. FT.

## LEGEND

- EXISTING RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING MONUMENT LINE
- PLAT BOUNDARY

- FOUND BRASS CAP IN HAND HOLE
- CORNER OF SUBDIVISION MONUMENT TO BE SET, AS NOTED
- LOT CORNER, SET 1/2" REBAR, TAGGED
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT

LOT AND TRACT TABLE			
NAME	SF	ACRES	USES
LOT 1	5,400	0.12	SINGLE FAMILY
LOT 2	4,950	0.11	SINGLE FAMILY
LOT 3	4,950	0.11	SINGLE FAMILY
LOT 4	5,941	0.14	SINGLE FAMILY
LOT 5	6,102	0.14	SINGLE FAMILY
LOT 6	4,950	0.11	SINGLE FAMILY
LOT 7	4,952	0.11	SINGLE FAMILY
LOT 8	9,067	0.21	SINGLE FAMILY
LOT 9	9,082	0.21	SINGLE FAMILY
LOT 10	4,952	0.11	SINGLE FAMILY
LOT 11	4,950	0.11	SINGLE FAMILY
LOT 12	5,440	0.12	SINGLE FAMILY
LOT 13	6,285	0.14	SINGLE FAMILY
LOT 14	4,973	0.11	SINGLE FAMILY
LOT 15	5,096	0.12	SINGLE FAMILY
LOT 16	6,325	0.15	SINGLE FAMILY
LOT 17	6,412	0.15	SINGLE FAMILY
LOT 18	4,950	0.11	SINGLE FAMILY
LOT 19	4,950	0.11	SINGLE FAMILY
LOT 20	4,950	0.11	SINGLE FAMILY
LOT 21	4,950	0.11	SINGLE FAMILY
LOT 22	4,950	0.11	SINGLE FAMILY
LOT 23	4,950	0.11	SINGLE FAMILY
LOT 24	4,950	0.11	SINGLE FAMILY
LOT 25	4,950	0.11	SINGLE FAMILY
LOT 26	5,698	0.13	SINGLE FAMILY
LOT 27	5,986	0.14	SINGLE FAMILY
LOT 28	8,893	0.20	SINGLE FAMILY
LOT 29	7,365	0.17	SINGLE FAMILY
TRACT A	12,078	0.28	DRAINAGE EASEMENT; LANDSCAPE
TRACT B	1,800	0.04	DRAINAGE EASEMENT; LANDSCAPE
TRACT C	18,125	0.42	DRAINAGE EASEMENT; LANDSCAPE
TRACT D	7,419	0.18	LANDSCAPE; PARKING
TRACT E	74,601	1.71	PRIVATE UTILITIES; FIRE APPARATUS AND PUBLIC SERVICE ACCESS EASEMENT; PRIVATE ACCESS WAY; PUBLIC DRAINAGE.

TRACT A-D: PEDESTRIAN ACCESS EASEMENT (PAE)

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT (1) THIS SURVEY AND THE SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2007, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS DESCRIBED.

Saul Castillo  
SAUL CASTILLO  
ARIZONA RLS NO. 35282  
DATE 04/17/07

## APPROVALS:

APPROVED BY THE COUNCIL OF THE TOWN OF GILBERT, ARIZONA

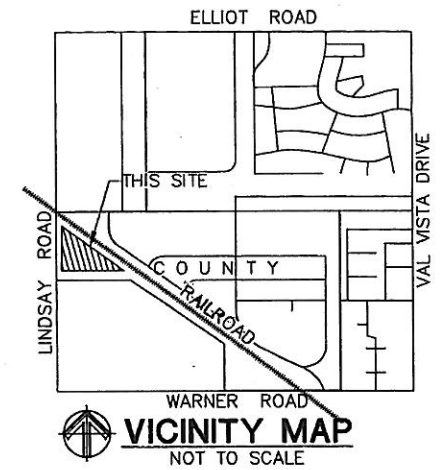
THIS 13th DAY OF February, 2007.

BY: Shirley MAYOR ATTEST: Cochise A. Temple CLERK

THIS DEVELOPMENT IS LOCATED WITHIN THE TOWN OF GILBERT-WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

APPROVED: Ruth A. Ather 4-23-07  
TOWN ENGINEER DATE

APPROVED: Frank M. Warren 4-23-07  
PLANNING DIRECTOR DATE



## SHEET INDEX

C6.01 COVER SHEET  
C6.02 FINAL PLAT

## OWNER

NEWPORT BUILDERS, INC.  
623 S. GILBERT ROAD  
GILBERT, AZ 85374  
PH: (480) 545-6011  
CONTACT: FRANK WARREN

## ENGINEER

COTTRELL ENGINEERING GROUP, INC.  
2001 N. 3rd STREET, SUITE 206  
PHOENIX, AZ 85004  
PH: (602) 307-5281  
FAX: (602) 307-5361

## SURVEYOR

BENCHMARK SURVEYING LLC  
4848 E. CACTUS ROAD, SUITE #105-74  
SCOTTSDALE, ARIZONA 85254  
(602) 684-6650  
ATTN: SAUL CASTILLO

## AREAS

GROSS AREA: 294,648.68 SF (6.7642 AC)  
NET AREA: 285,803.87 SF (6.5612 AC)

## BASIS OF BEARINGS

BASIS OF BEARING IS NORTH ALONG THE MONUMENT LINE OF LINDSAY ROAD AS SHOWN ON PLAT IN BOOK 391 OF MAPS, PAGE 10, M.C.R.

## NOTE

ALL HOMES WITHIN THIS SUB-DIVISION WILL BE EQUIPPED WITH A TOWN OF GILBERT MODIFIED, NFPA 13D, FIRE SPRINKLER SYSTEM.

## COUNTY RECORDER

BOOK 917 PAGE 37

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

2007-0478221  
04/25/2007 09:34 AM

COTTRELL ENGINEERING GROUP, INC.  
2001 N. 3rd ST., #206 PH: (602) 307-5281  
PHOENIX, AZ 85004 FAX: (602) 307-5361



FINAL PLAT  
YELLOW ROSE RANCH  
GILBERT, ARIZONA

DATE: 03/07/07  
SCALE: NONE

CHECKED BY: NJC  
DRAWN BY: BTH  
PROJECT #: C08050



SHEET OF  
1 2

C6.01

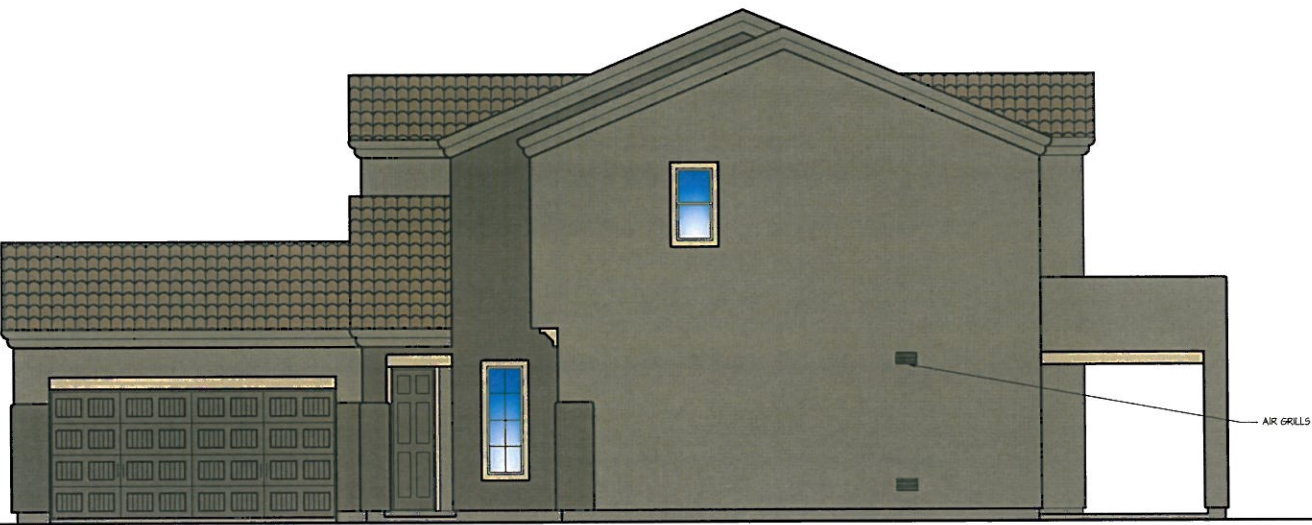
ENG #2006-01520





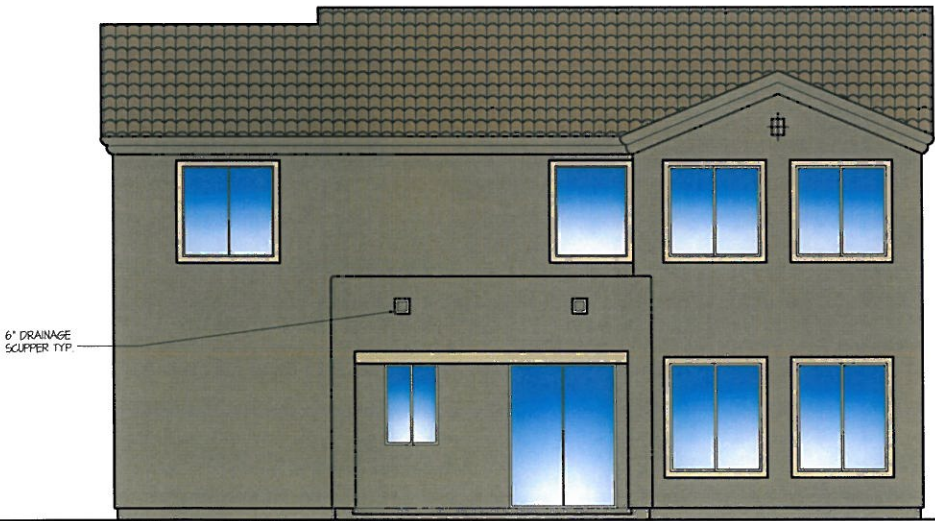
FRONT ELEVATION  
ELEVATION 'A' PLAN 2708

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



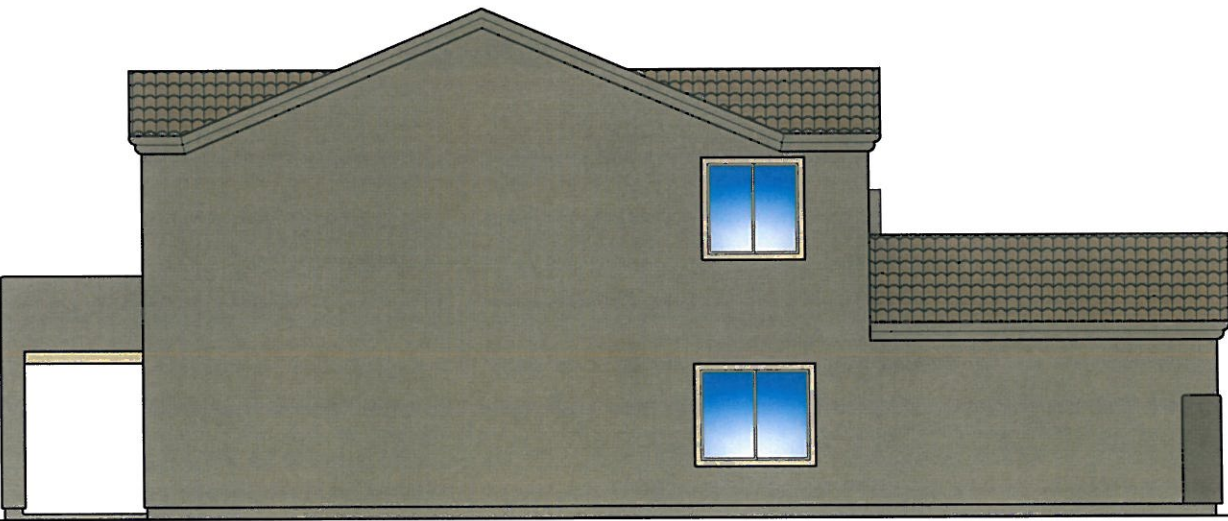
RIGHT ELEVATION  
ELEVATION 'A' PLAN 2708

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



REAR ELEVATION  
ELEVATION 'A' PLAN 2708

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION  
ELEVATION 'A' PLAN 2708

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.

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MASTER PLAN YR-2708

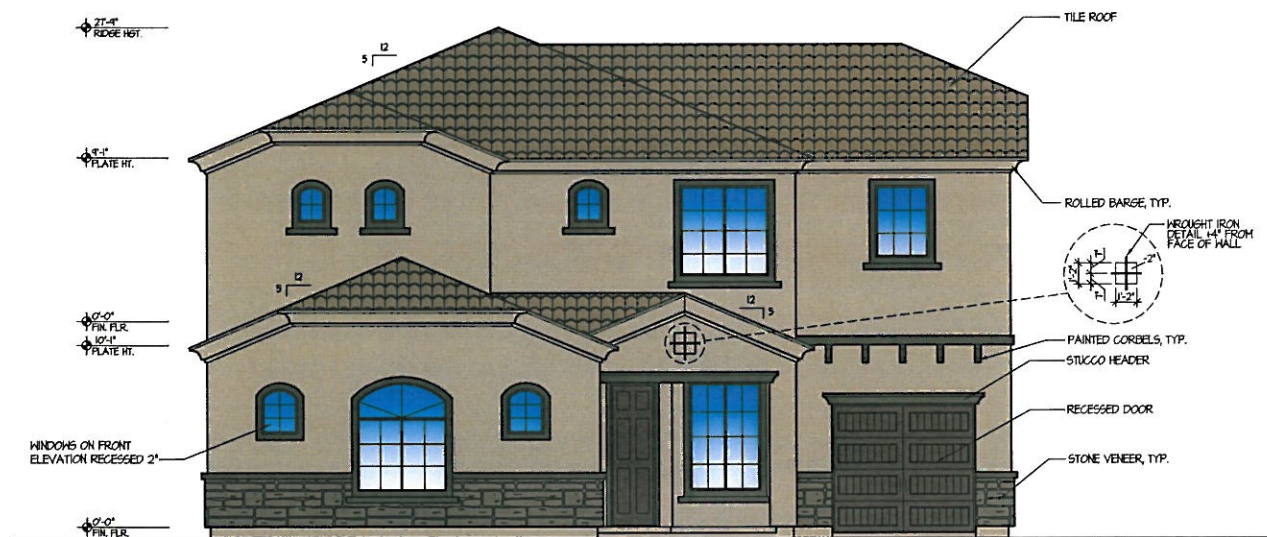
VIP CONSTRUCTION  
3048 E. BASELINE RD  
SUITE #102  
MESA, AZ 85204  
(480) 892-1654

VIP  
HOMES

STANDARD 'A'  
ELEVATIONS

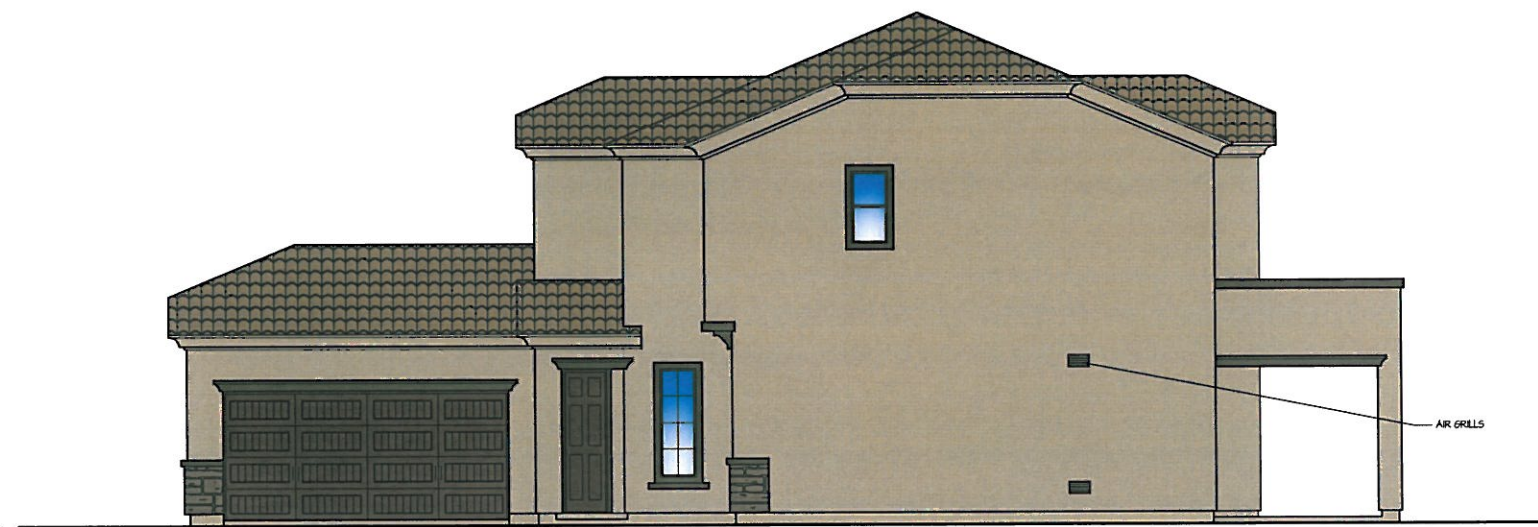
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DRAWN:  
JOB: YR-2708  
SHEET:





FRONT ELEVATION  
ELEVATION 'B' PLAN 2108

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



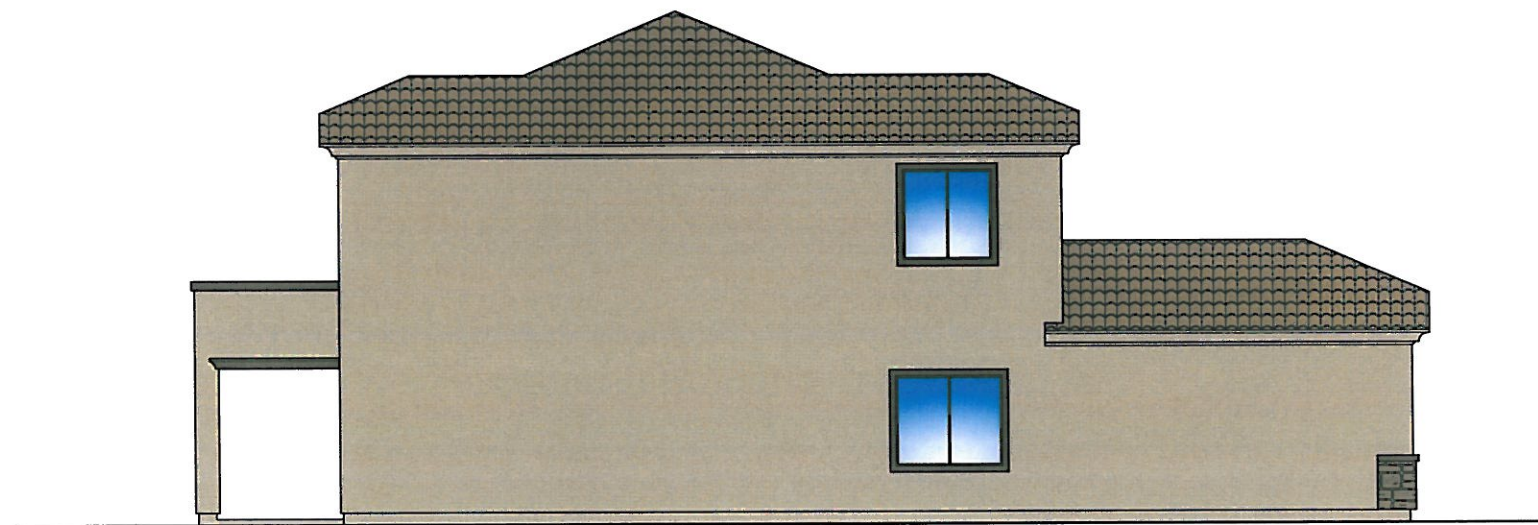
RIGHT ELEVATION  
ELEVATION 'B' PLAN 2108

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



REAR ELEVATION  
ELEVATION 'B' PLAN 2108

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION  
ELEVATION 'B' PLAN 2108

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.

SCALE:  
0' 1' 2' 4' 6'  
PRINTED ON: 12/16/13 12:00 pm

REVISION	DATE

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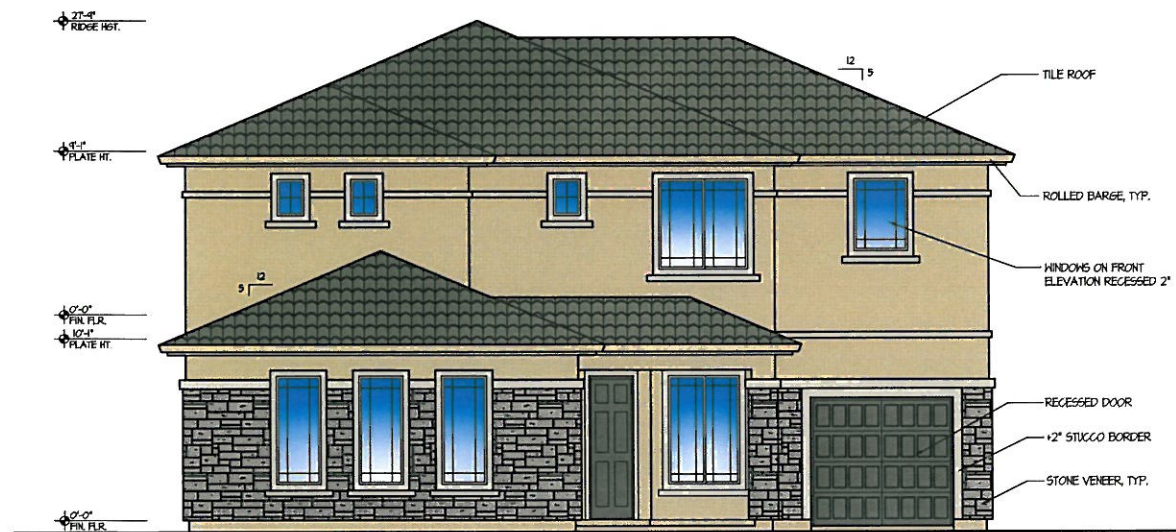
MASTER PLAN YR-2708

VIP  
HOMES  
VIP CONSTRUCTION  
3048 E. BASELINE RD  
SUITE #102  
MESA, AZ 85204  
(480) 892-1654

STANDARD 'B'  
ELEVATIONS

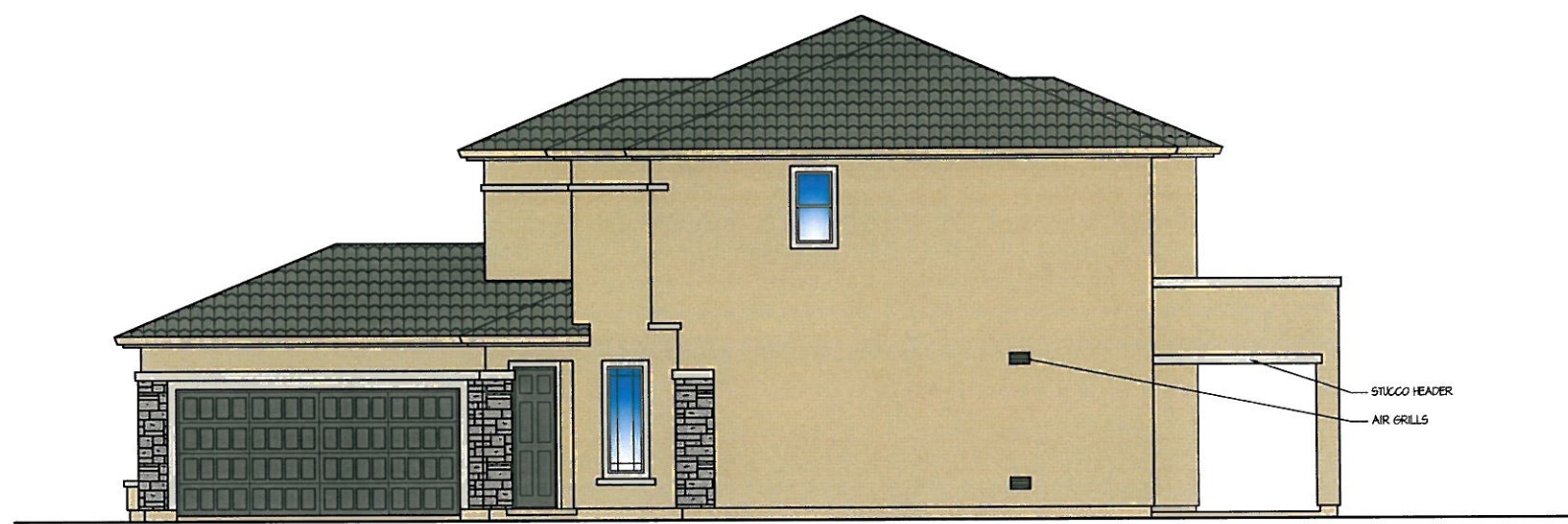
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SHEET:





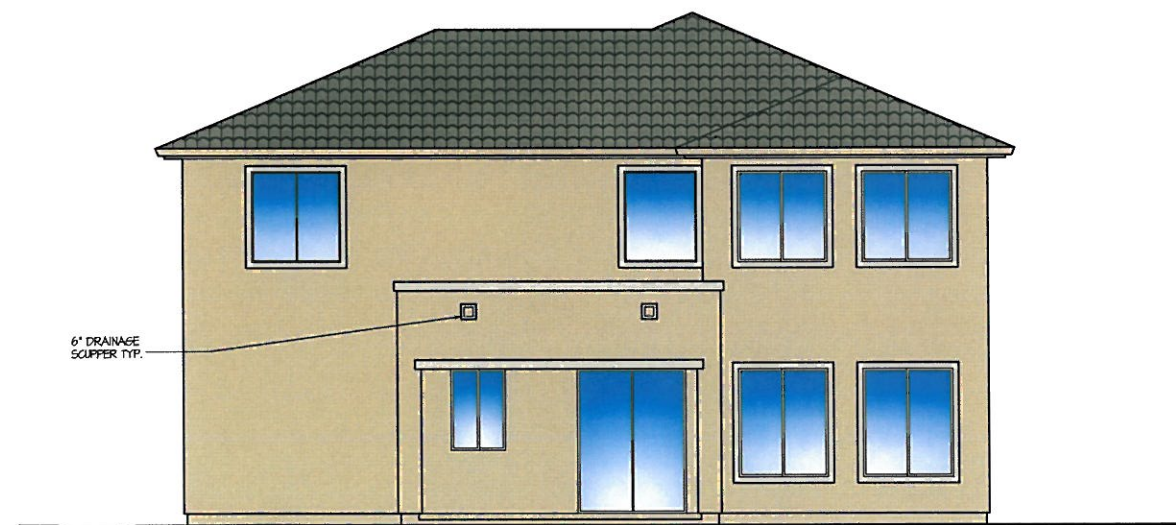
FRONT ELEVATION  
ELEVATION 'C' PLAN 2708

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



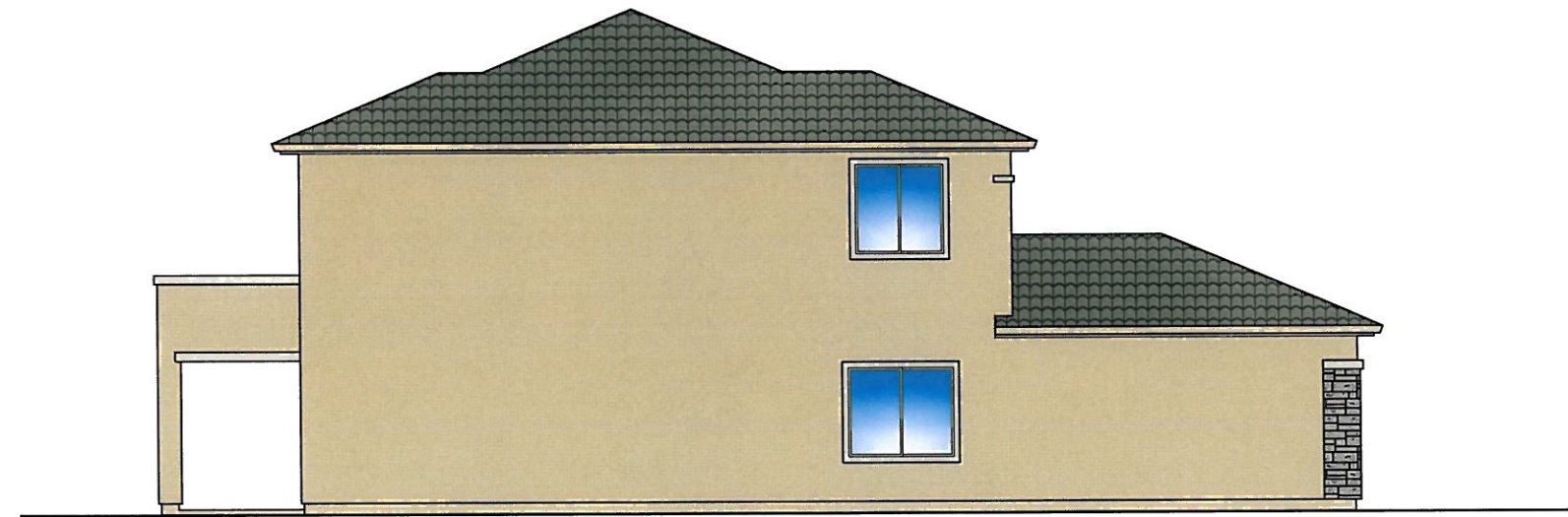
RIGHT ELEVATION  
ELEVATION 'C' PLAN 2708

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



REAR ELEVATION  
ELEVATION 'C' PLAN 2708

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION  
ELEVATION 'C' PLAN 2708

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.

SCALE:  
0' 1' 2' 4' 8'  
PRINTED ON: 12/16/13 12:00 pm

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(480) 892-1654  
**VIP HOMES**

STANDARD 'C'  
ELEVATIONS

DATE: 12/16/13  
SCALE: 3/32"=1'-0"  
DRAWN:  
JOB: YR-2708  
SHEET:



REVISION	DATE

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VIP HOMES  
VIP CONSTRUCTION  
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SUITE #102  
MESA, AZ 85204  
(480) 892-1654

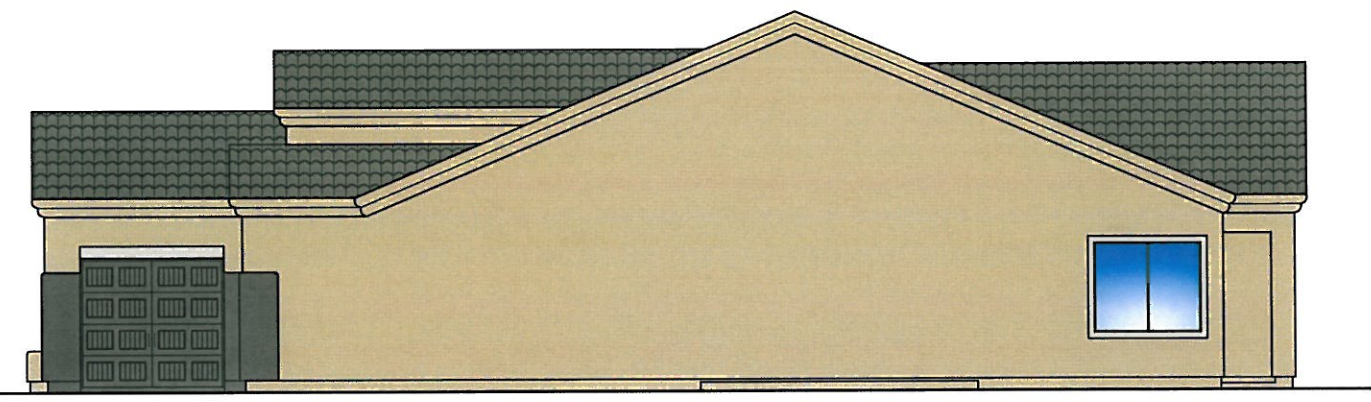
STANDARD 'A' ELEVATIONS

DATE: 12/16/13  
SCALE: 3/32"=1'-0"  
DRAWN:  
JOB: YR-3120  
SHEET:



FRONT ELEVATION  
ELEVATION 'A'  
PLAN 3120

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



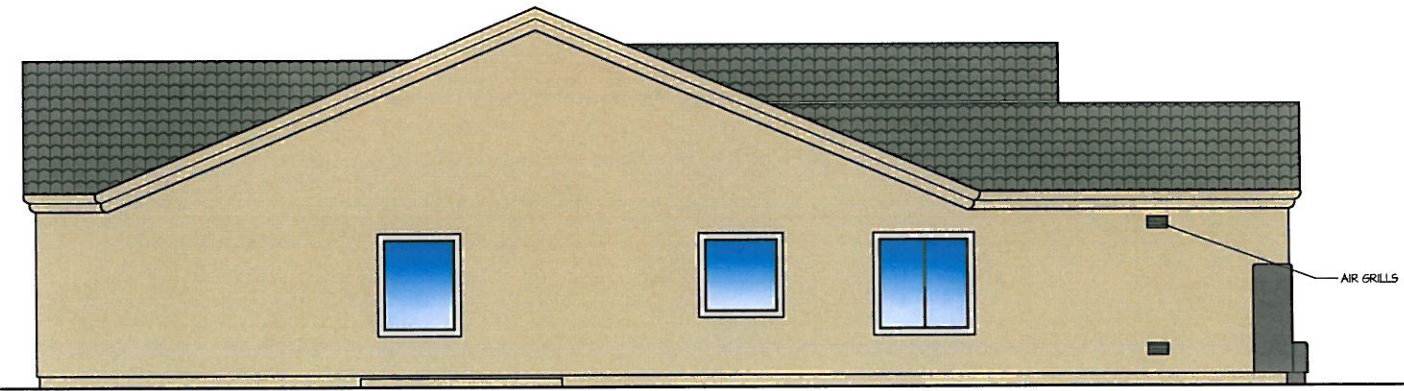
RIGHT ELEVATION  
ELEVATION 'A'  
PLAN 3120

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



REAR ELEVATION  
ELEVATION 'A'  
PLAN 3120

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION  
ELEVATION 'A'  
PLAN 3120

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



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**VIP**  
HOMES

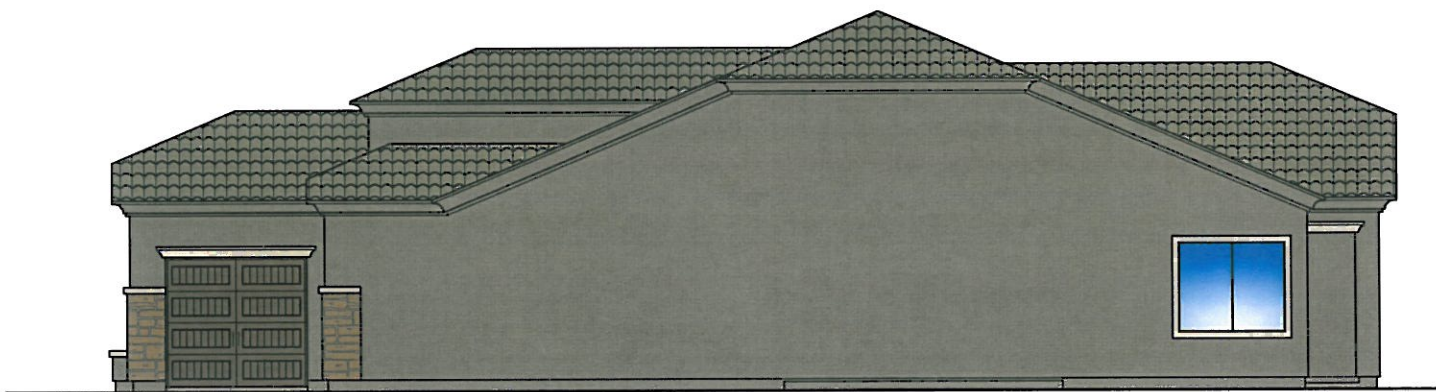
STANDARD 'B'  
ELEVATIONS

DATE: 12/16/13  
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DRAWN:  
JOB: YR-3120  
SHEET:



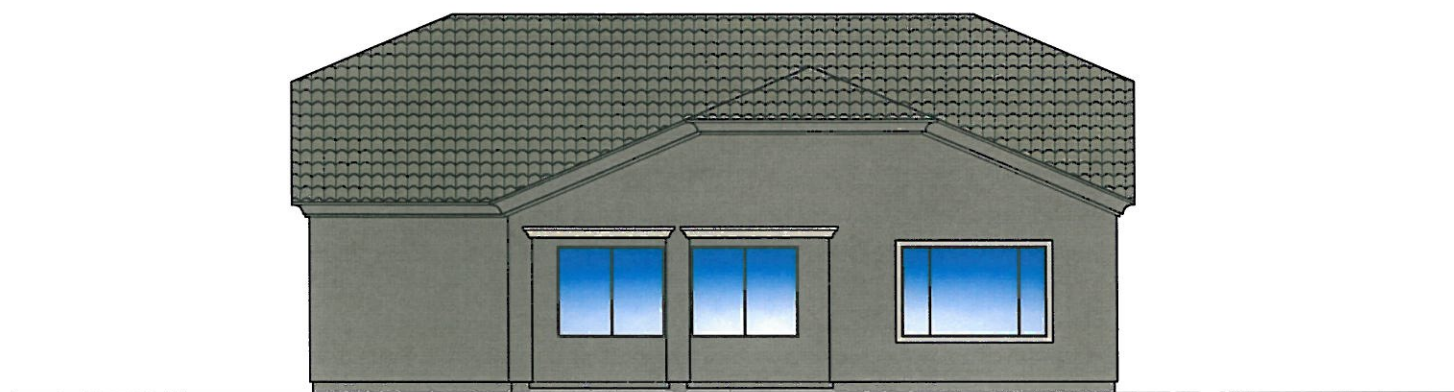
FRONT ELEVATION  
ELEVATION 'B' PLAN 3120

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



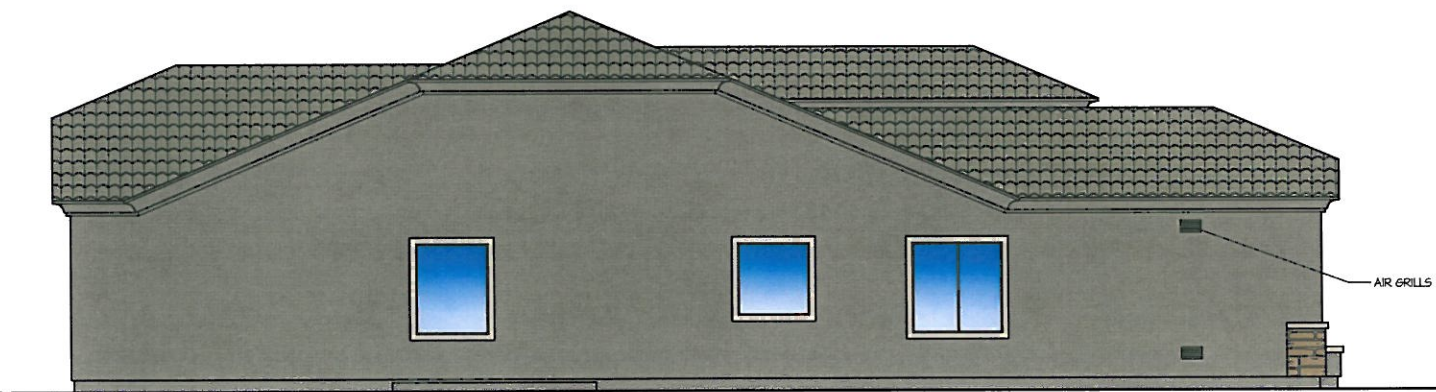
RIGHT ELEVATION  
ELEVATION 'B' PLAN 3120

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



REAR ELEVATION  
ELEVATION 'B' PLAN 3120

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION  
ELEVATION 'B' PLAN 3120

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



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MASTER PLAN YR-3120

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MESA, AZ. 85204  
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**VIP HOMES**

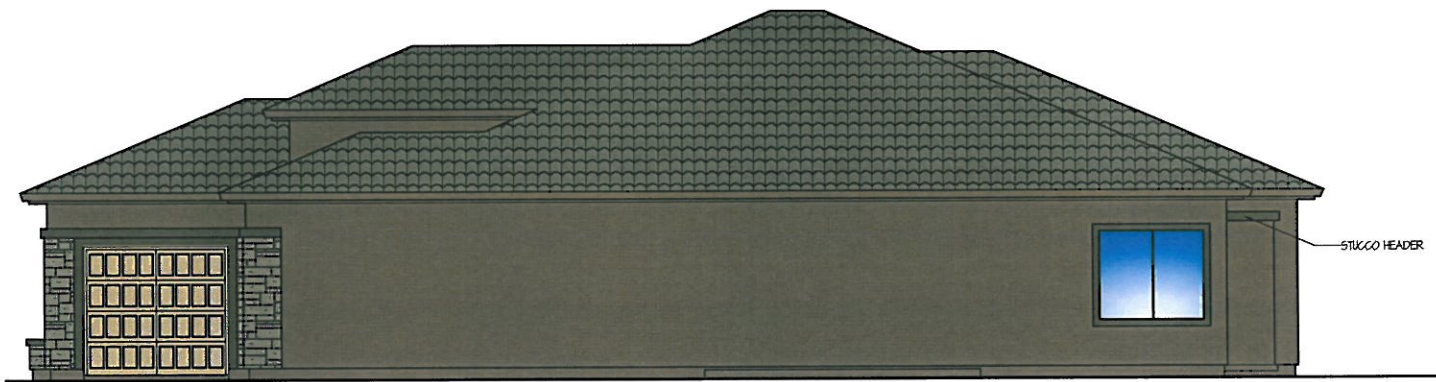
STANDARD 'C' ELEVATIONS

DATE: 12/16/13  
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DRAWN:  
JOB: YR-3120  
SHEET:



FRONT ELEVATION  
ELEVATION 'C' PLAN 3120

NOTE:  
ALL POPOUTS, ROLLED BARGE AND EXTERIOR WALL FINISH WILL BE STUCCO, UNO.



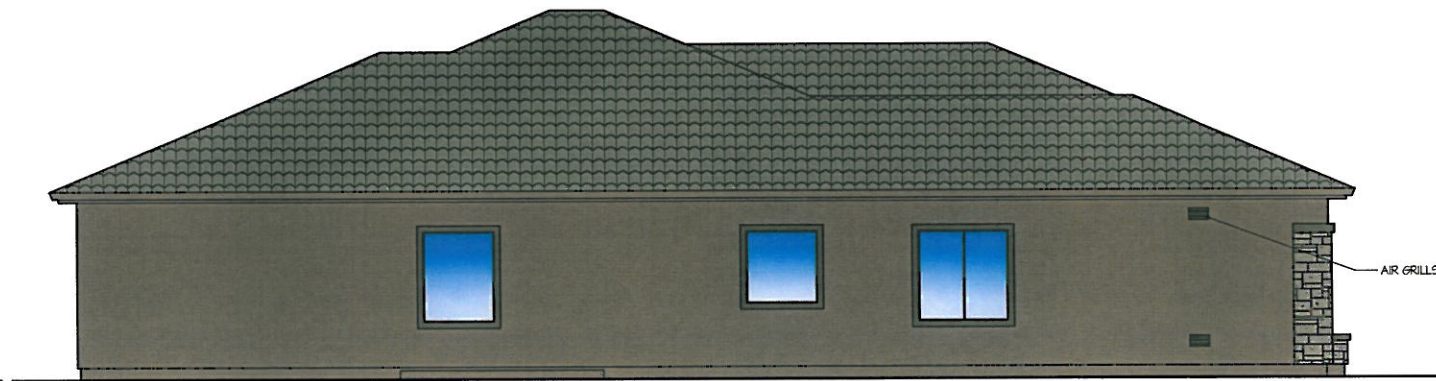
RIGHT ELEVATION  
ELEVATION 'C' PLAN 3120

NOTE:  
ALL POPOUTS, ROLLED BARGE AND EXTERIOR WALL FINISH WILL BE STUCCO, UNO.



REAR ELEVATION  
ELEVATION 'C' PLAN 3120

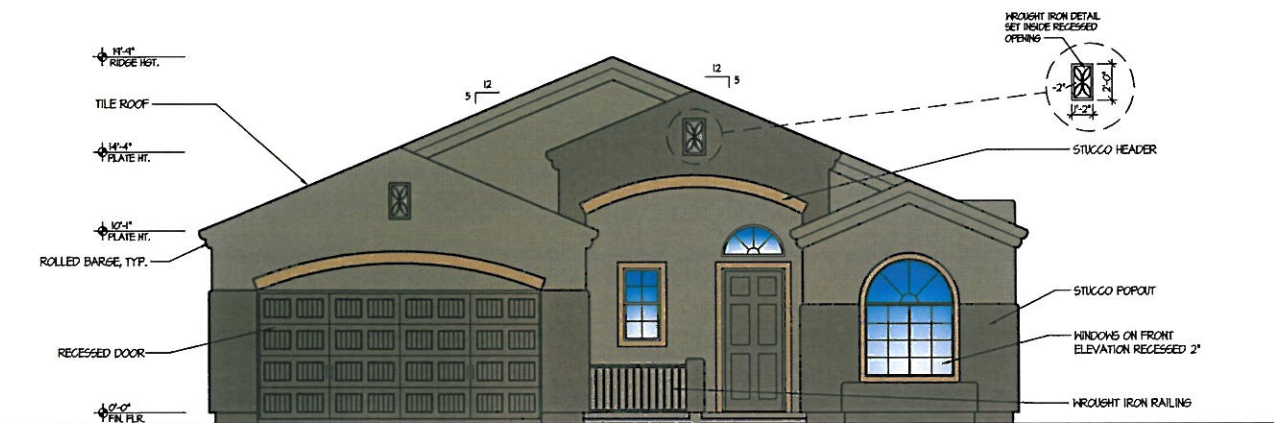
NOTE:  
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LEFT ELEVATION  
ELEVATION 'C' PLAN 3120

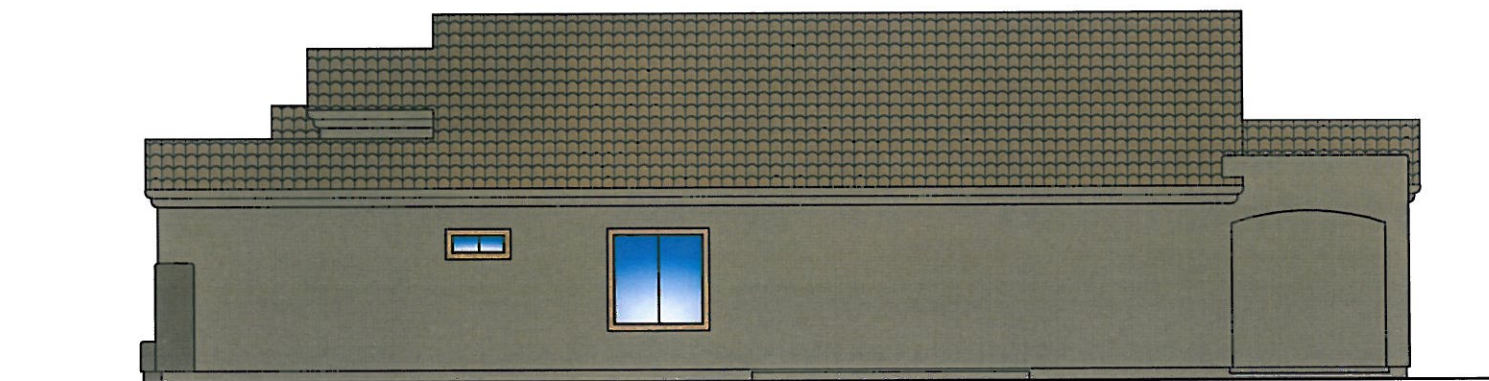
NOTE:  
ALL POPOUTS, ROLLED BARGE AND EXTERIOR WALL FINISH WILL BE STUCCO, UNO.





FRONT ELEVATION  
ELEVATION 'A'  
PLAN 3136

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



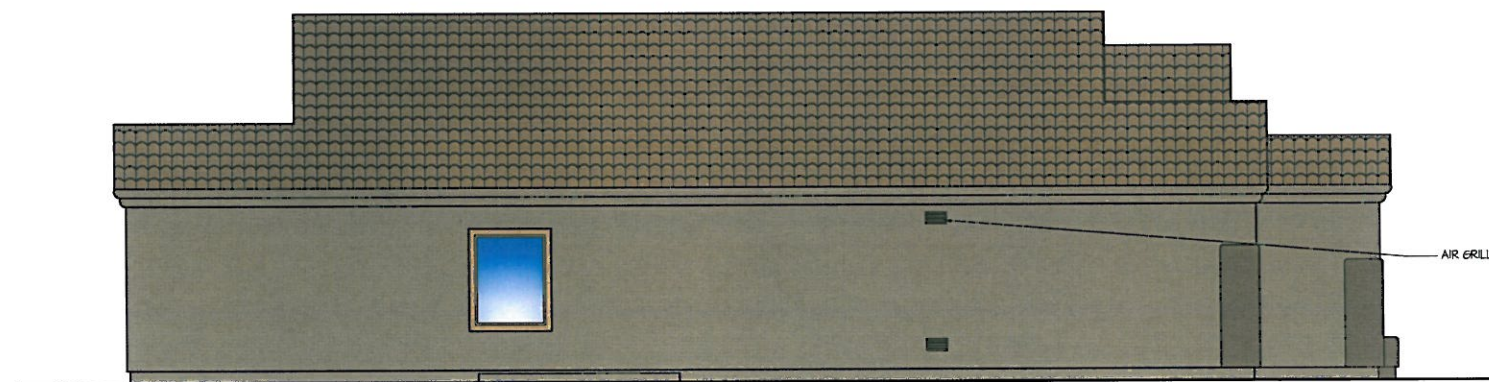
RIGHT ELEVATION  
ELEVATION 'A'  
PLAN 3136

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



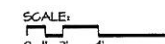
REAR ELEVATION  
ELEVATION 'A'  
PLAN 3136

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION  
ELEVATION 'A'  
PLAN 3136

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



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VIP HOMES  
VIP CONSTRUCTION  
3048 E. BASELINE RD  
SUITE #103  
MESA, AZ. 85204  
(480) 892-1654

STANDARD 'A'  
ELEVATION

DATE: 12/16/13  
SCALE: 3/32"=1'-0"  
DRAWN:  
JOB: YR-3136  
SHEET:



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3048 E BASELINE RD  
SUITE #102  
MESA, AZ. 85204  
**VIP HOMES**  
(480) 892-1654

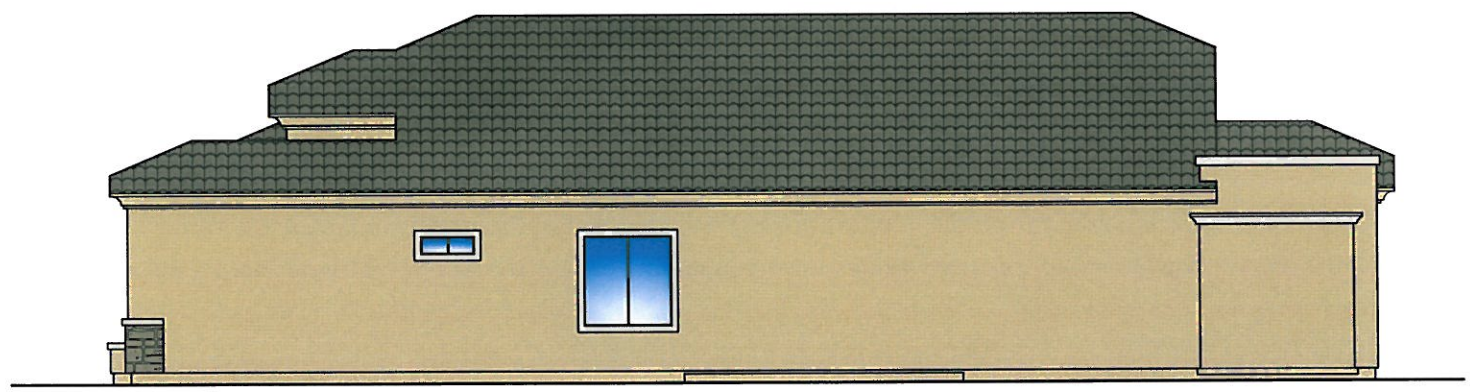
STANDARD 'B' ELEVATION

DATE: 12/16/13  
SCALE: 3/32"=1'-0"  
DRAWN:  
JOB: YR-3136  
SHEET:



FRONT ELEVATION  
ELEVATION 'B' PLAN 3136

NOTE:  
ALL POPOUTS, ROLLED BARGE AND EXTERIOR WALL FINISH WILL BE STUCCO, UNO.



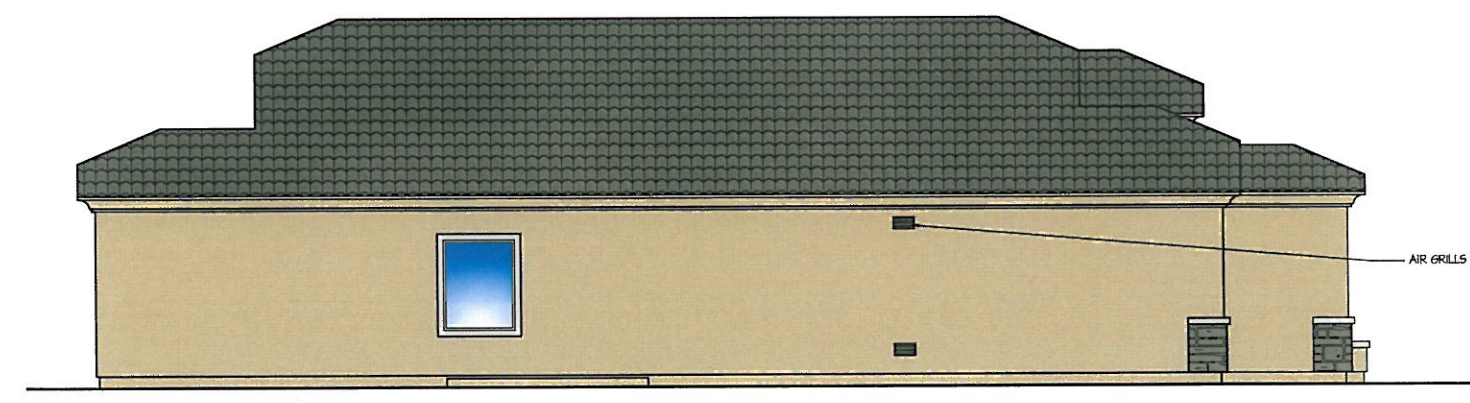
RIGHT ELEVATION  
ELEVATION 'B' PLAN 3136

NOTE:  
ALL POPOUTS, ROLLED BARGE AND EXTERIOR WALL FINISH WILL BE STUCCO, UNO.



REAR ELEVATION  
ELEVATION 'B' PLAN 3136

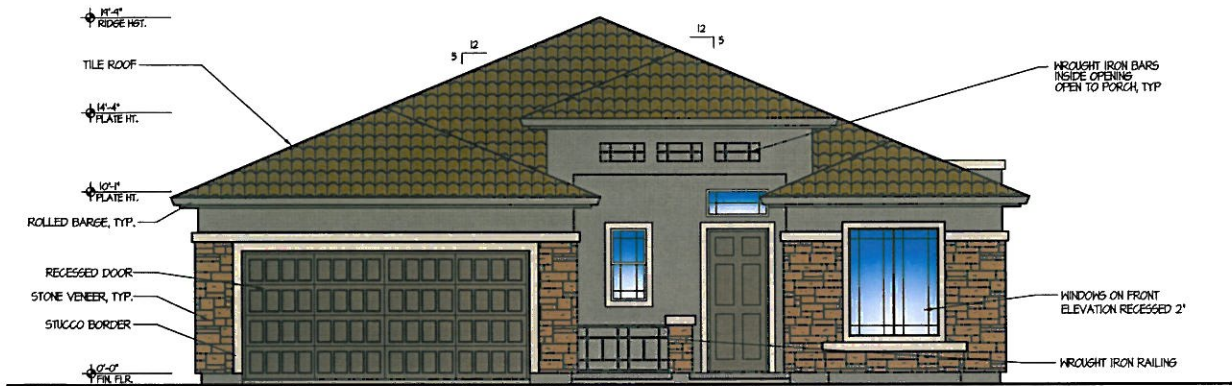
NOTE:  
ALL POPOUTS, ROLLED BARGE AND EXTERIOR WALL FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION  
ELEVATION 'B' PLAN 3136

NOTE:  
ALL POPOUTS, ROLLED BARGE AND EXTERIOR WALL FINISH WILL BE STUCCO, UNO.

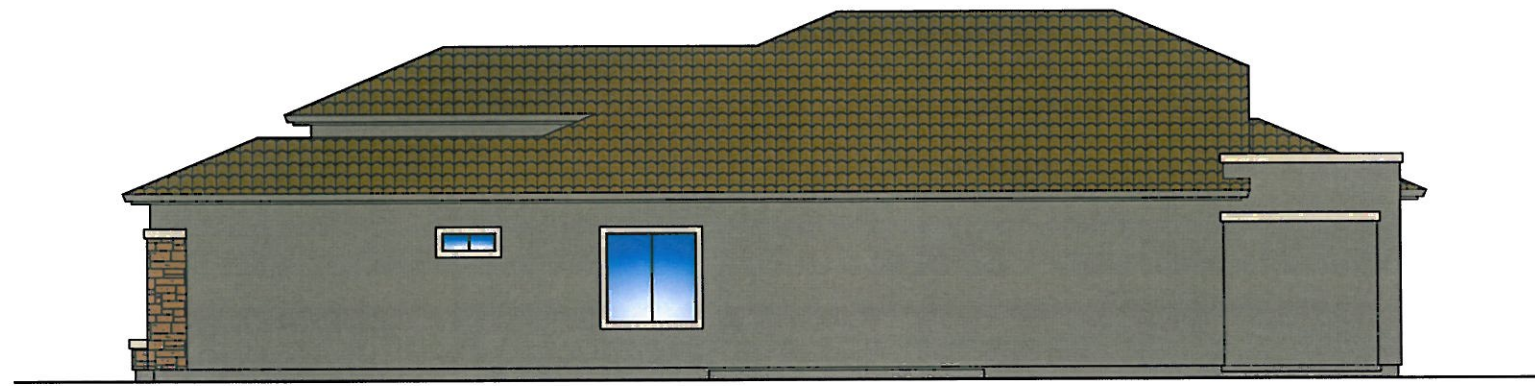




FRONT ELEVATION  
ELEVATION 'C'

PLAN 3136

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



RIGHT ELEVATION  
ELEVATION 'C'

PLAN 3136

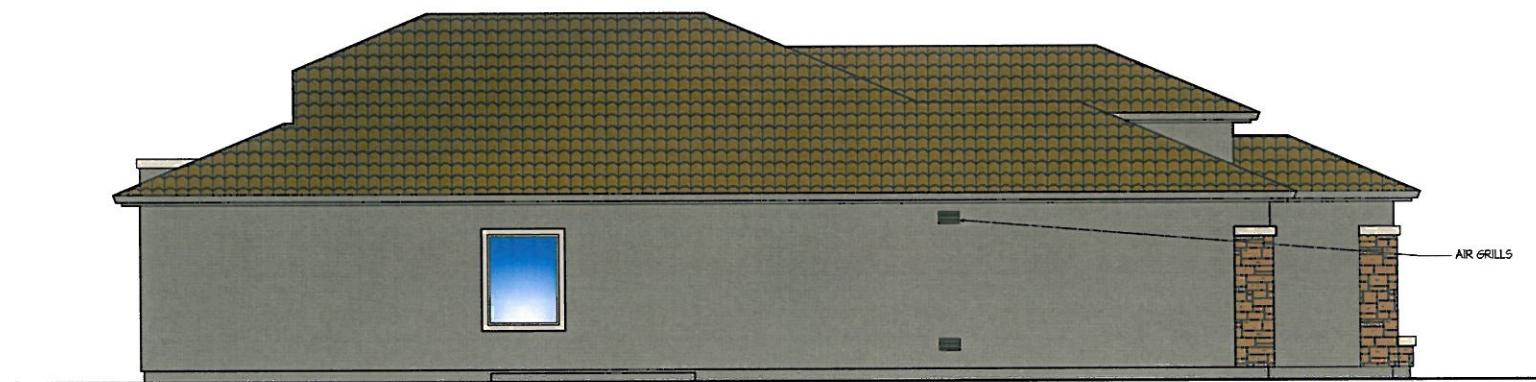
NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



REAR ELEVATION  
ELEVATION 'C'

PLAN 3136

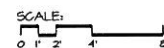
NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION  
ELEVATION 'C'

PLAN 3136

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR HALL  
FINISH WILL BE STUCCO, UNO.



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SUITE #102  
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(480) 892-1654  
**VIP HOMES**

STANDARD 'C'  
ELEVATION

DATE: 12/16/13  
SCALE: 3/32"=1'-0"  
DRAWN:  
JOB: YR-3136  
SHEET:





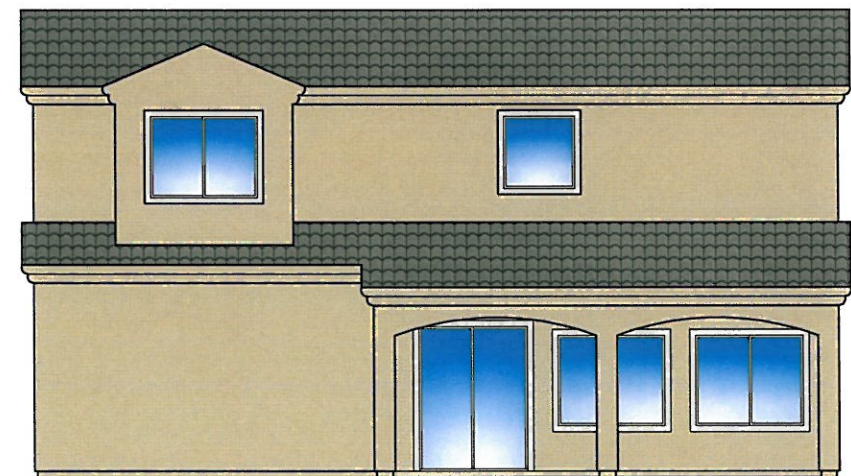
FRONT ELEVATION 'A'  
PLAN 3337

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



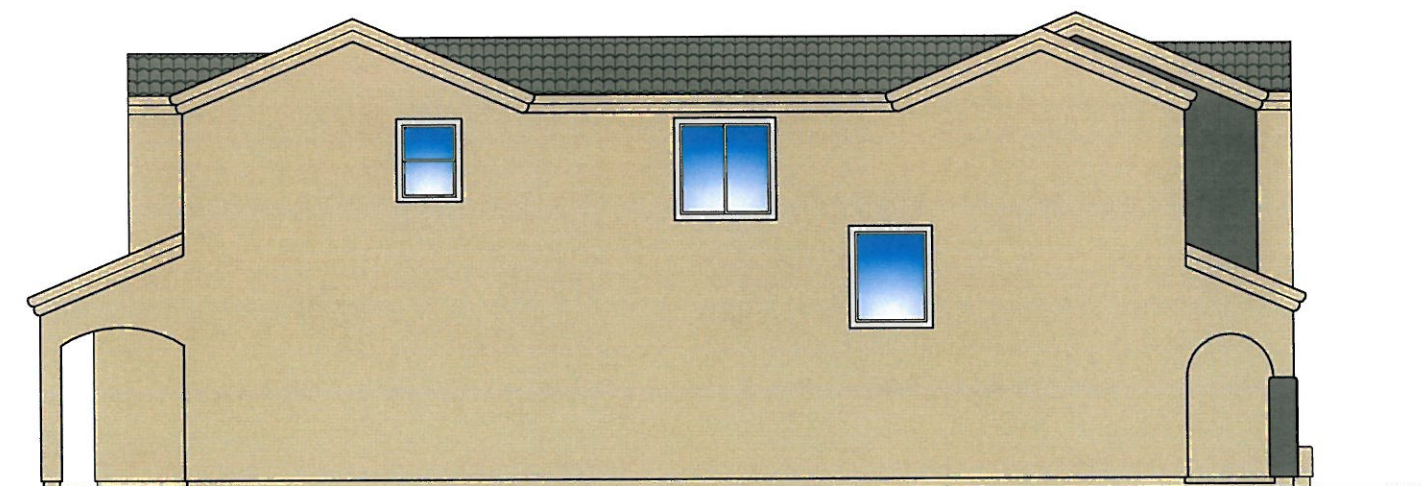
RIGHT ELEVATION 'A'  
PLAN 3337

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



REAR ELEVATION 'A'  
PLAN 3337

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION 'A'  
PLAN 3337

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.

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MESA, AZ 85204  
(480) 892-1654

**VIP HOMES**

**STANDARD 'A' ELEVATIONS**

DATE: 12/16/13  
SCALE: 3/32"=1'-0"  
DRAWN:  
JOB: YR-3356  
SHEET:

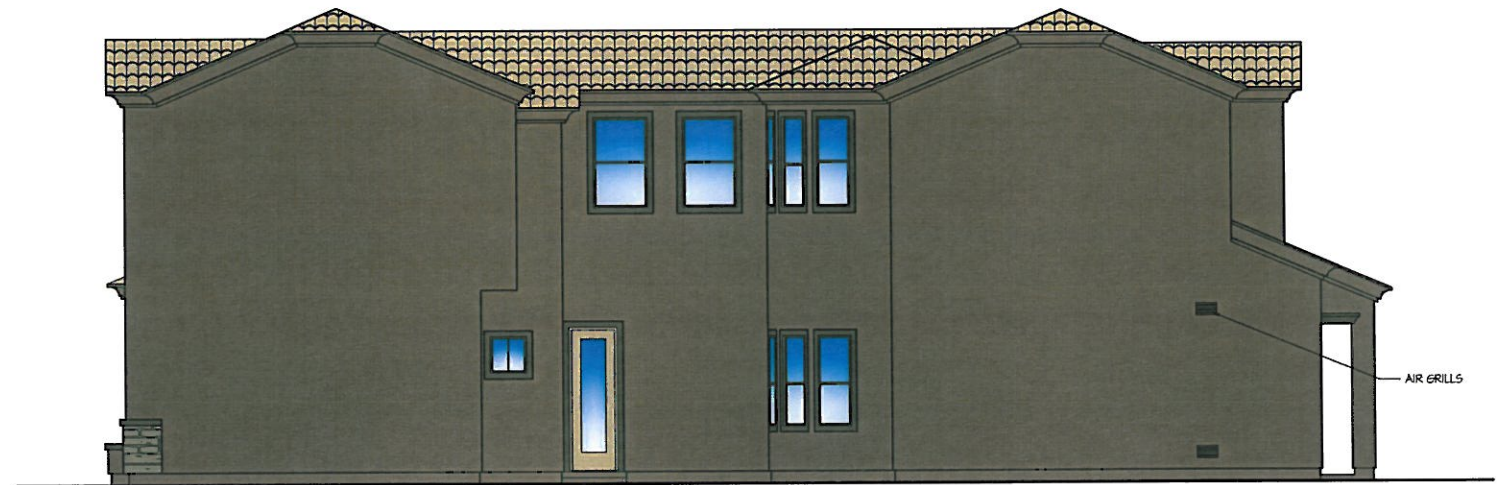




FRONT ELEVATION 'B'

PLAN 3337

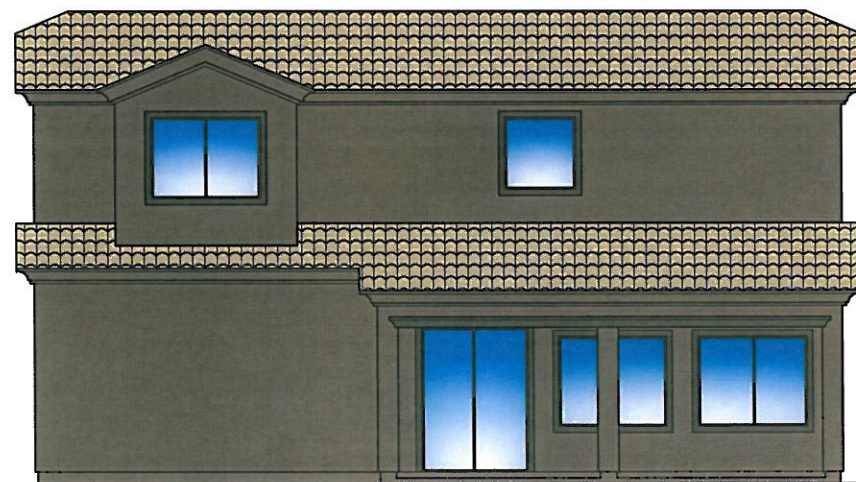
NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



RIGHT ELEVATION 'B'

PLAN 3337

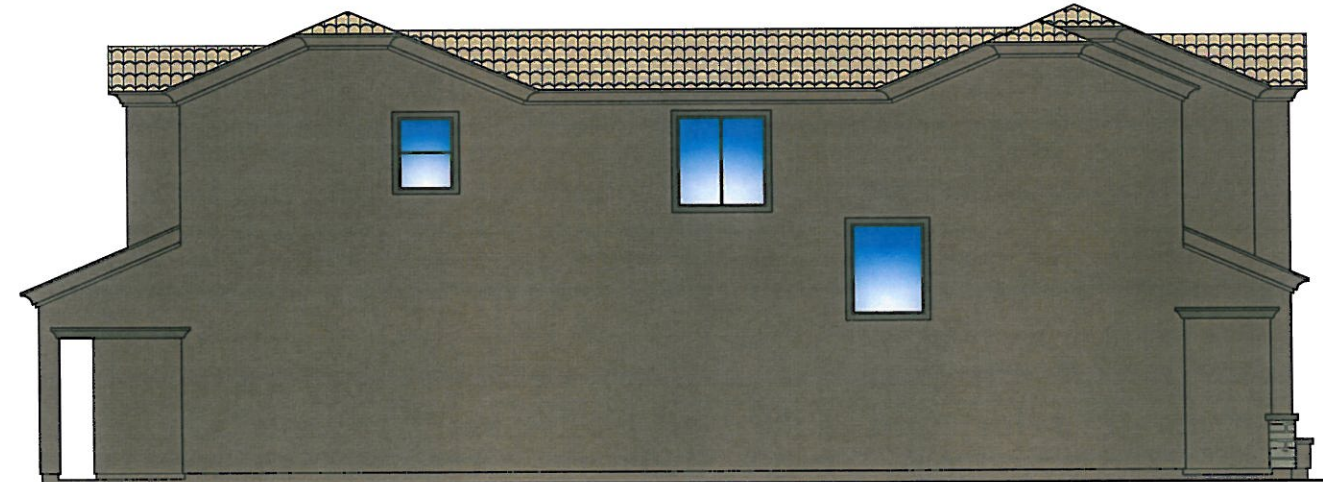
NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



REAR ELEVATION 'B'

PLAN 3337

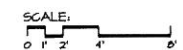
NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION 'B'

PLAN 3337

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



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SUITE #102  
MESA, AZ. 85204  
(480) 882-1654  
**VIP HOMES**

STANDARD 'B'  
ELEVATIONS

DATE: 12/16/13  
SCALE: 3/32"=1'-0"  
DRAWN:  
JOB: YR-3356  
SHEET:

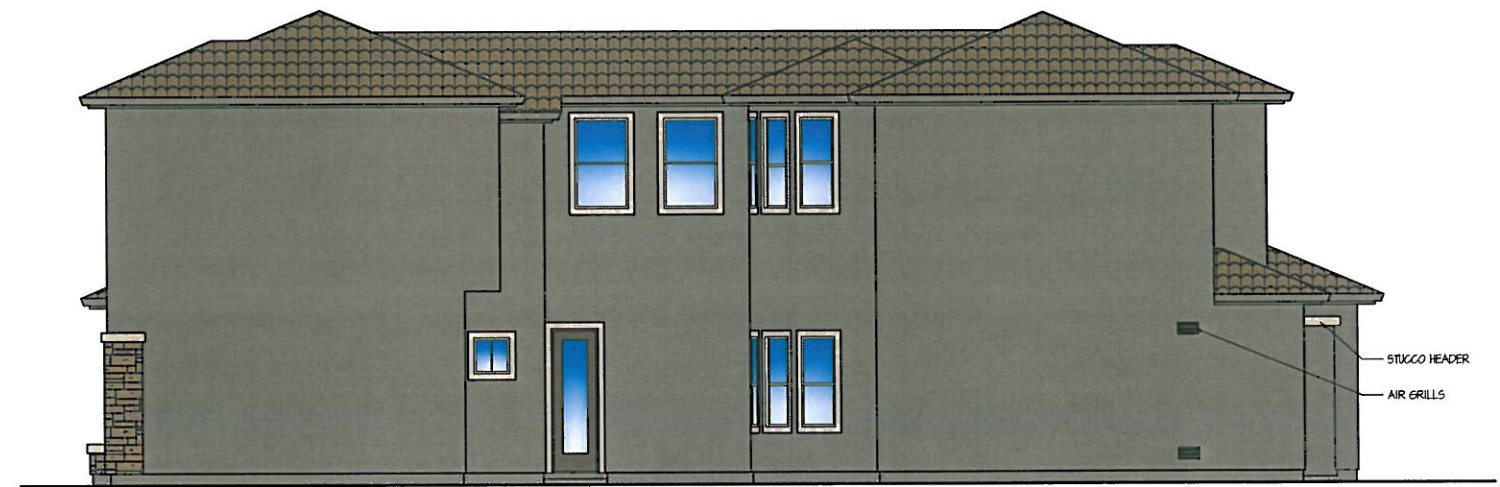




FRONT ELEVATION 'C'

PLAN 3337

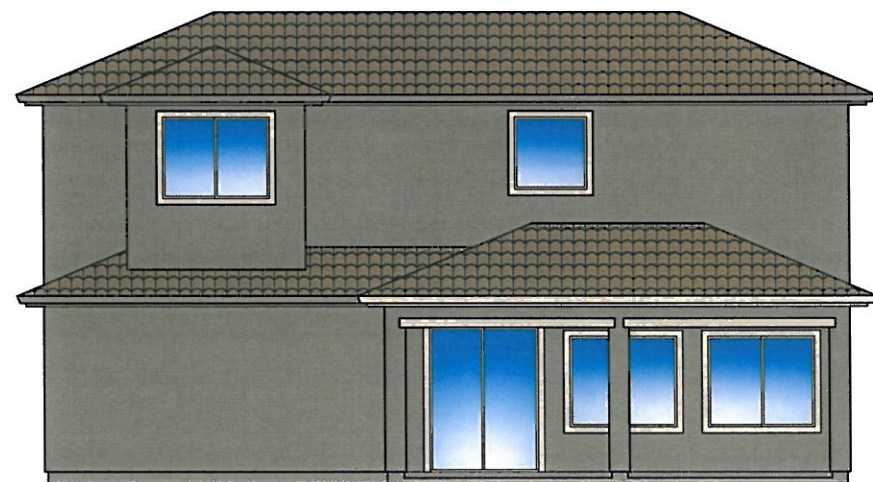
NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



RIGHT ELEVATION 'C'

PLAN 3337

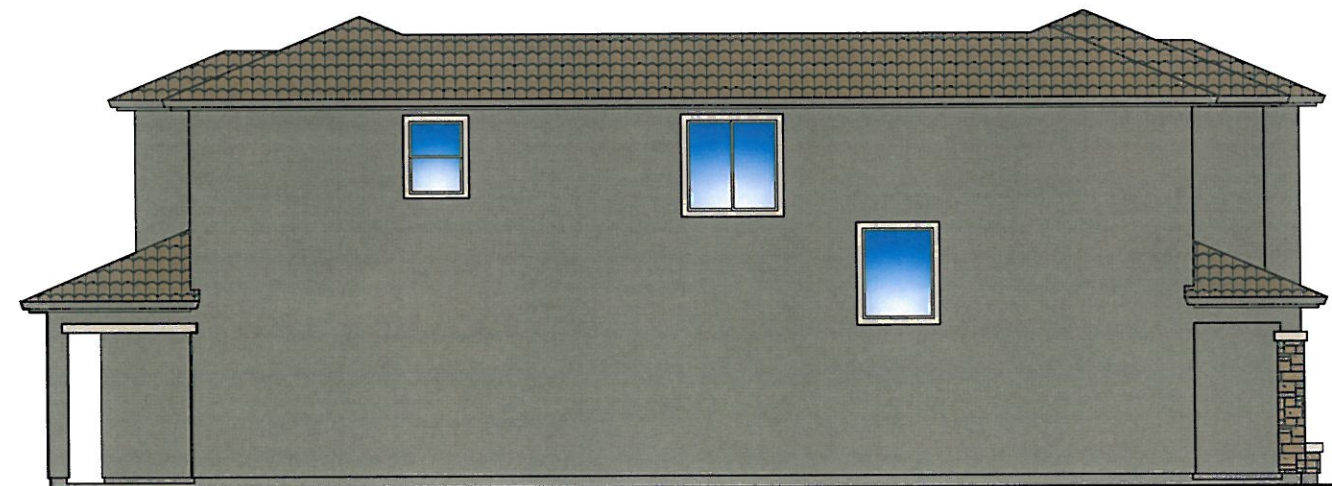
NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



REAR ELEVATION 'C'

PLAN 3337

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



LEFT ELEVATION 'C'

PLAN 3337

NOTE:  
ALL POPOUTS, ROLLED  
BARGE AND EXTERIOR WALL  
FINISH WILL BE STUCCO, UNO.



PRINTED ON: 12/16/13 12:01 pm

REVISION	DATE

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MASTER PLAN YR-3356

VIP HOMES  
VIP CONSTRUCTION  
3048 E BASELINE RD  
SUITE # 102  
MESA, AZ. 85204  
(480) 882-1654

STANDARD 'C'  
ELEVATIONS

DATE: 12/16/13  
SCALE: 3/32"=1'-0"  
DRAWN:  
JOB: YR-3356  
SHEET:

## A2.0



REVISION	DATE

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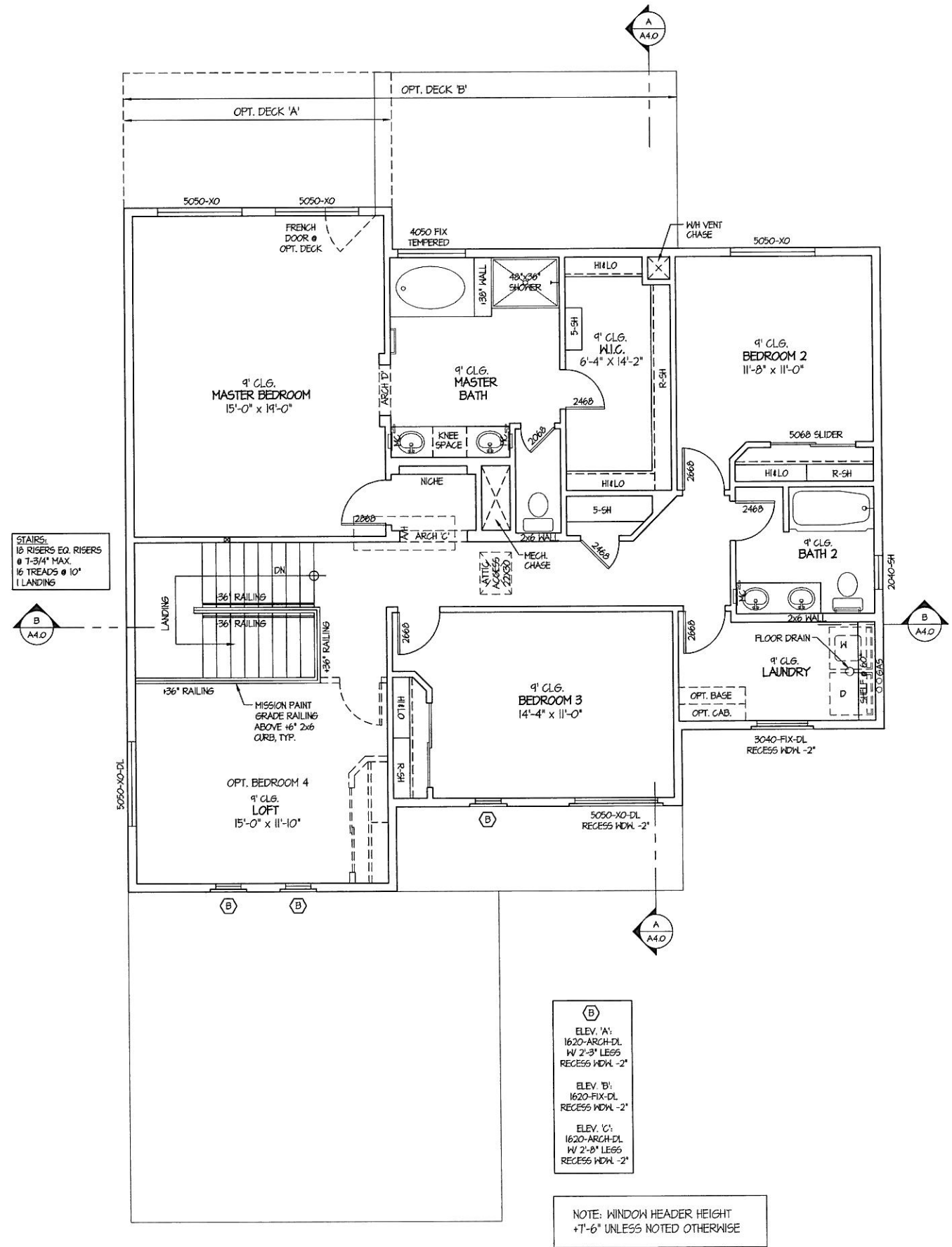
MASTER PLAN YR-2708

VIP CONSTRUCTION  
3048 E BASELINE RD  
SUITE #102  
MESA, AZ. 85204  
**VIP HOMES**  
(480) 892-1854

STANDARD FLOOR PLAN

DATE: 12/16/13  
SCALE: -  
DRAWN:  
JOB: YR-2708  
SHEET:

A2.1

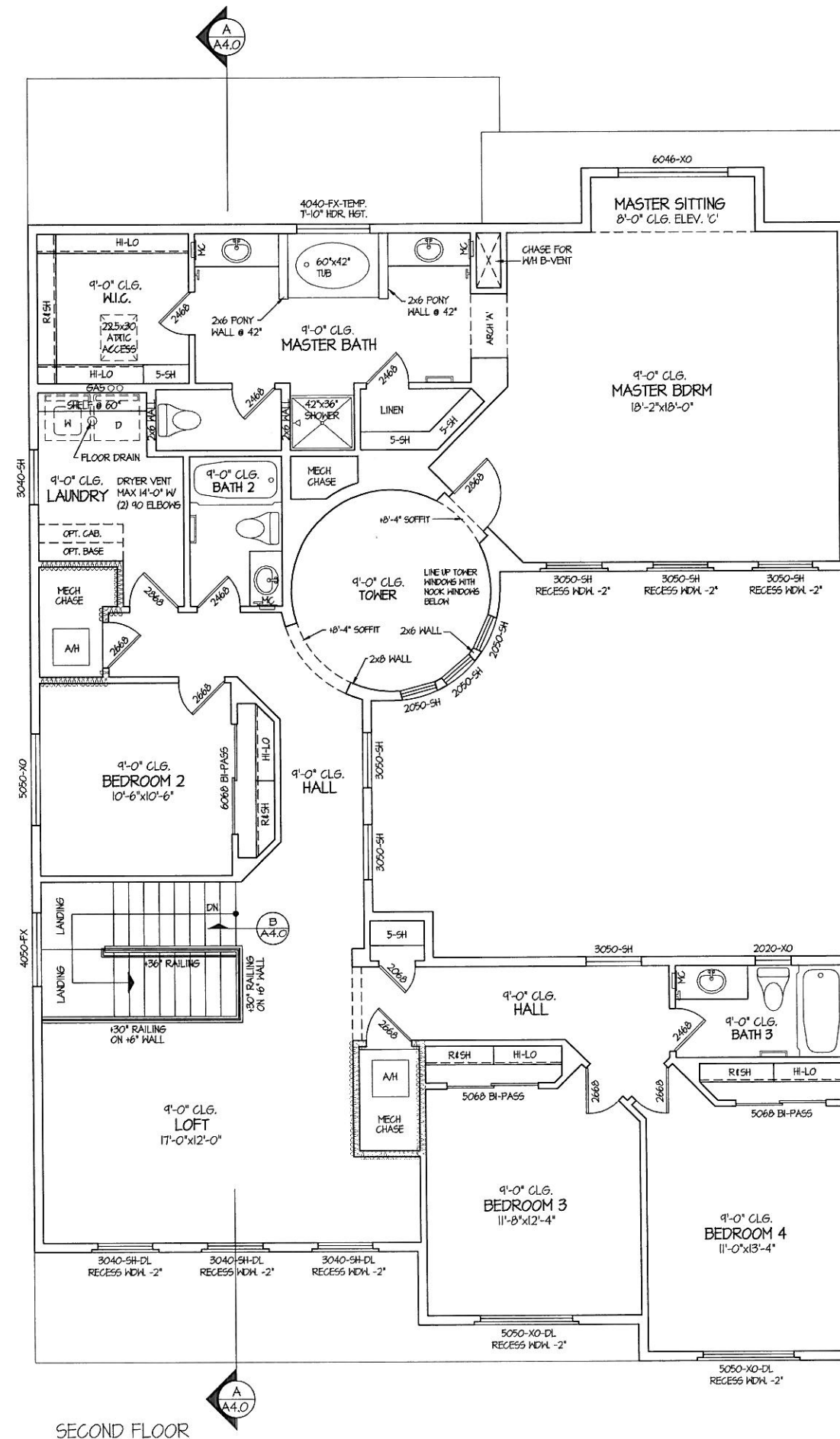


SECOND FLOOR









SECOND FLOOR

SCALE:  
0' 1' 2' 4' 8'  
PRINTED ON: 12/16/13 01:22 pm

REVISION	DATE

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MASTER PLAN YR-3356

VIP HOMES  
VIP CONSTRUCTION  
3048 E BASELINE RD  
SUITE #102  
MESA, AZ. 85204  
(480) 892-1854

STANDARD FLOOR PLAN  
SECOND FLOOR PLAN

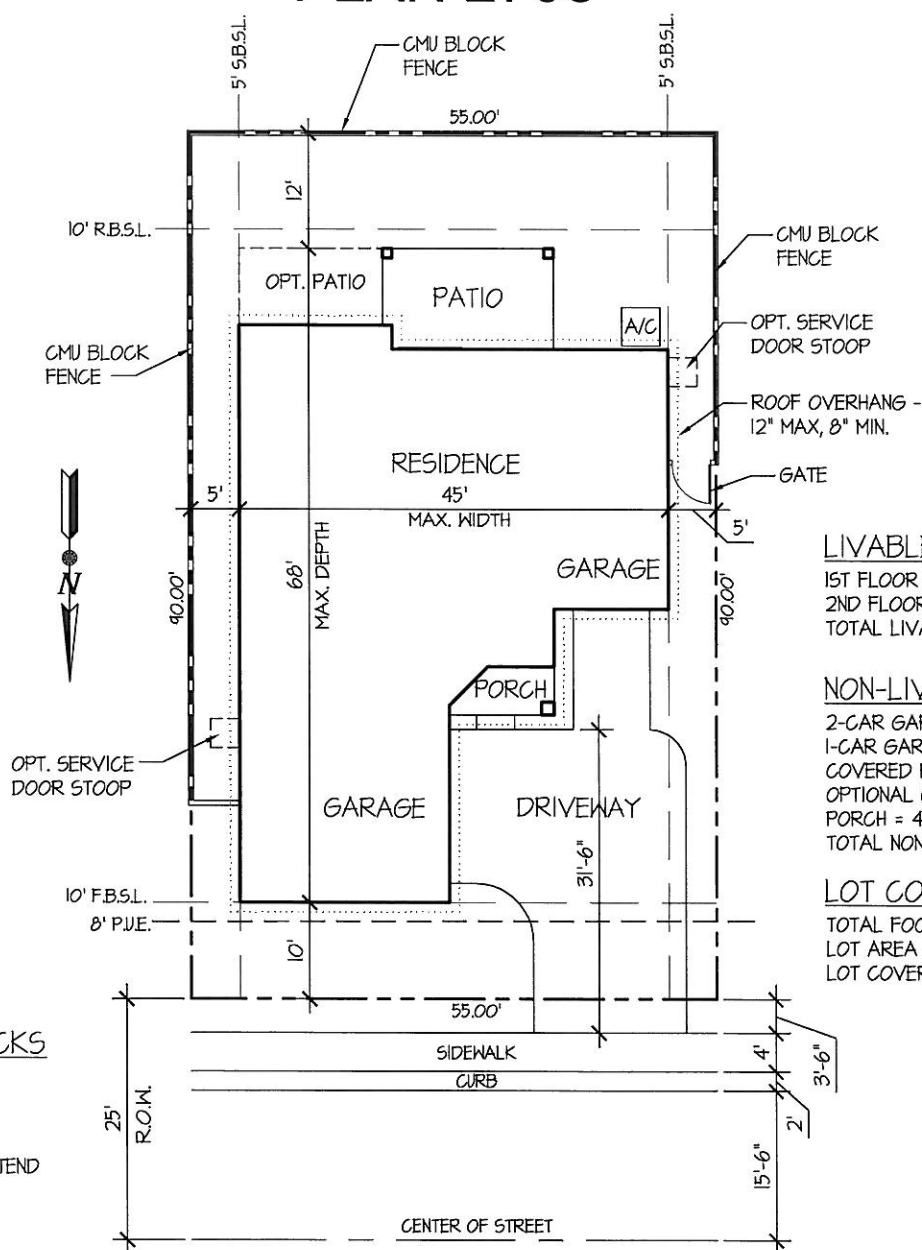
DATE: 12/16/13  
SCALE: -  
DRAWN:  
JOB: YR-3356  
SHEET:

A2.1

PROJECT NUMBER: TYPICAL  
 ADDRESS: VARIES  
 STD. PLAN NO.: 2708 (2 STORY)  
 ELEVATION: VARIES  
 GARAGE: RIGHT  
 CURB TYPE: VARIES

SUBDIVISION: YELLOW ROSE  
 LOT NUMBER: 2 (TYPICAL)  
 MINIMUM LOT SIZE = 4,950 S.F.  
 MAX LOT COVERAGE ALLOWED (1 STORY) = 60.00 %  
 MAX LOT COVERAGE ALLOWED (2 STORY) = 50.00 %  
 PROPOSED LOT COVERAGE = 50.00 %

## PLAN 2708



### LIVABLE AREA

1ST FLOOR = 1241 SF  
 2ND FLOOR = 1462 SF  
 TOTAL LIVABLE = 2704 SF

### NON-LIVABLE AREA

2-CAR GARAGE = 429 SF  
 1-CAR GARAGE = 324 SF  
 COVERED PATIO = 187 SF  
 OPTIONAL COVERED PATIO = 120 SF  
 PORCH = 47 SF  
 TOTAL NON-LIVABLE = 1107 SF

### LOT COVERAGE

TOTAL FOOTPRINT = 2354 SF  
 LOT AREA = 4950 SF  
 LOT COVERAGE = 47.6%

ZONING  
 SF-D

### BUILDING SETBACKS

FRONT = 10'  
 20' MIN. DRIVEWAY  
 REAR = 10'  
 OPTIONAL BAYS CAN EXTEND  
 INTO SETBACK

SIDES = 5'

### TYPICAL SITE PLAN

1" = 20'-0"

**VIP**  
**HOMES**

VIP CONSTRUCTION  
 3048 E. BASELINE ROAD  
 SUITE #102  
 MESA, AZ. 85204  
 (480) 892-1654

**NOTE:**  
 THIS PLOT PLAN IS FOR THE USE OF VIP CONSTRUCTION ONLY.  
 ALL MEASUREMENTS, ORIENTATION AND UTILITY LOCATIONS ARE APPROXIMATE AND  
 SUBJECT TO FIELD CHANGE. SEE THE RECORDED PLAT FOR THE TRUE LOT SHAPE,  
 DIMENSIONS AND POSSIBLE EASEMENTS. THIS IS NOT AN AS-BUILT PLAN. THE BUILDER  
 RESERVES THE RIGHT TO PLACE THE HOUSE ANYWHERE IN THE BUILDING ENVELOPE.



THIS PLOT PLAN IS FOR THE USE OF VIP CONSTRUCTION ONLY.  
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RESERVES THE RIGHT TO PLACE THE HOUSE ANYWHERE IN THE BUILDING ENVELOPE.

PROJECT NUMBER: TYPICAL  
ADDRESS: VARIES

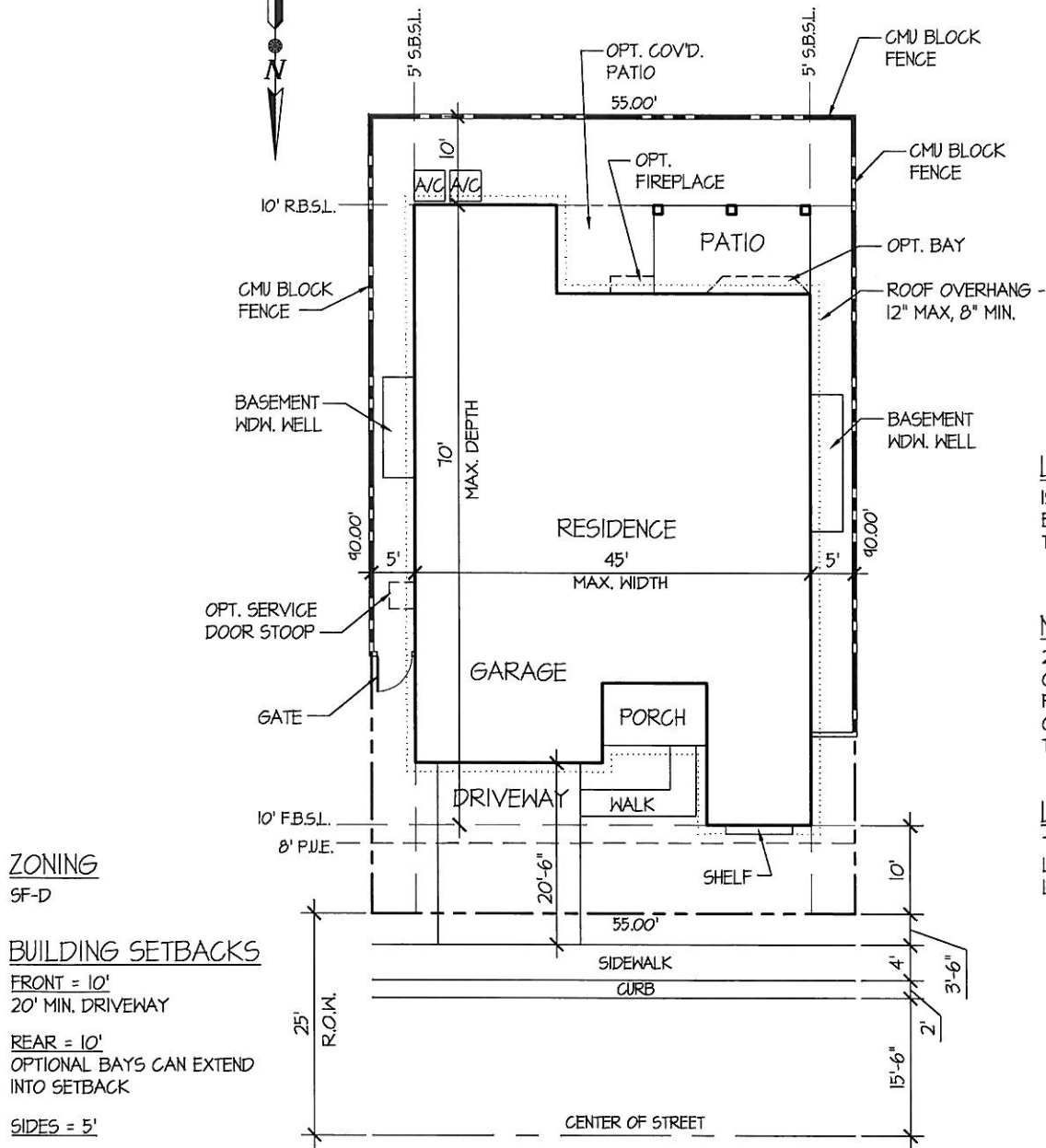
SUBDIVISION: YELLOW ROSE RANCH  
LOT NUMBER: 2 (TYPICAL)

STD. PLAN NO.: 3136 (1 STORY)  
ELEVATION: VARIES  
GARAGE: LEFT  
CURB TYPE: VARIES

MINIMUM LOT SIZE = 4,950 S.F.

MAX LOT COVERAGE ALLOWED (1 STORY) = 60.00 %  
MAX LOT COVERAGE ALLOWED (2 STORY) = 50.00 %  
PROPOSED LOT COVERAGE = 60.00 %

## PLAN 3136



VIP  
HOMES

VIP CONSTRUCTION  
3048 E. BASELINE ROAD  
SUITE #102  
MESA, AZ. 85204  
(480) 892-1654

**NOTE:**

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ALL MEASUREMENTS, ORIENTATION AND UTILITY LOCATIONS ARE APPROXIMATE AND  
SUBJECT TO FIELD CHANGE. SEE THE RECORDED PLAT FOR THE TRUE LOT SHAPE,  
DIMENSIONS AND POSSIBLE EASEMENTS. THIS IS NOT AN AS-BUILT PLAN. THE BUILDER  
RESERVES THE RIGHT TO PLACE THE HOUSE ANYWHERE IN THE BUILDING ENVELOPE.

PROJECT NUMBER: TYPICAL  
ADDRESS: VARIES

STD. PLAN NO.: 3356 (2 STORY)  
ELEVATION: VARIES  
GARAGE: RIGHT  
CURB TYPE: VARIES

SUBDIVISION: YELLOW ROSE RANCH  
LOT NUMBER: 2 (TYPICAL)

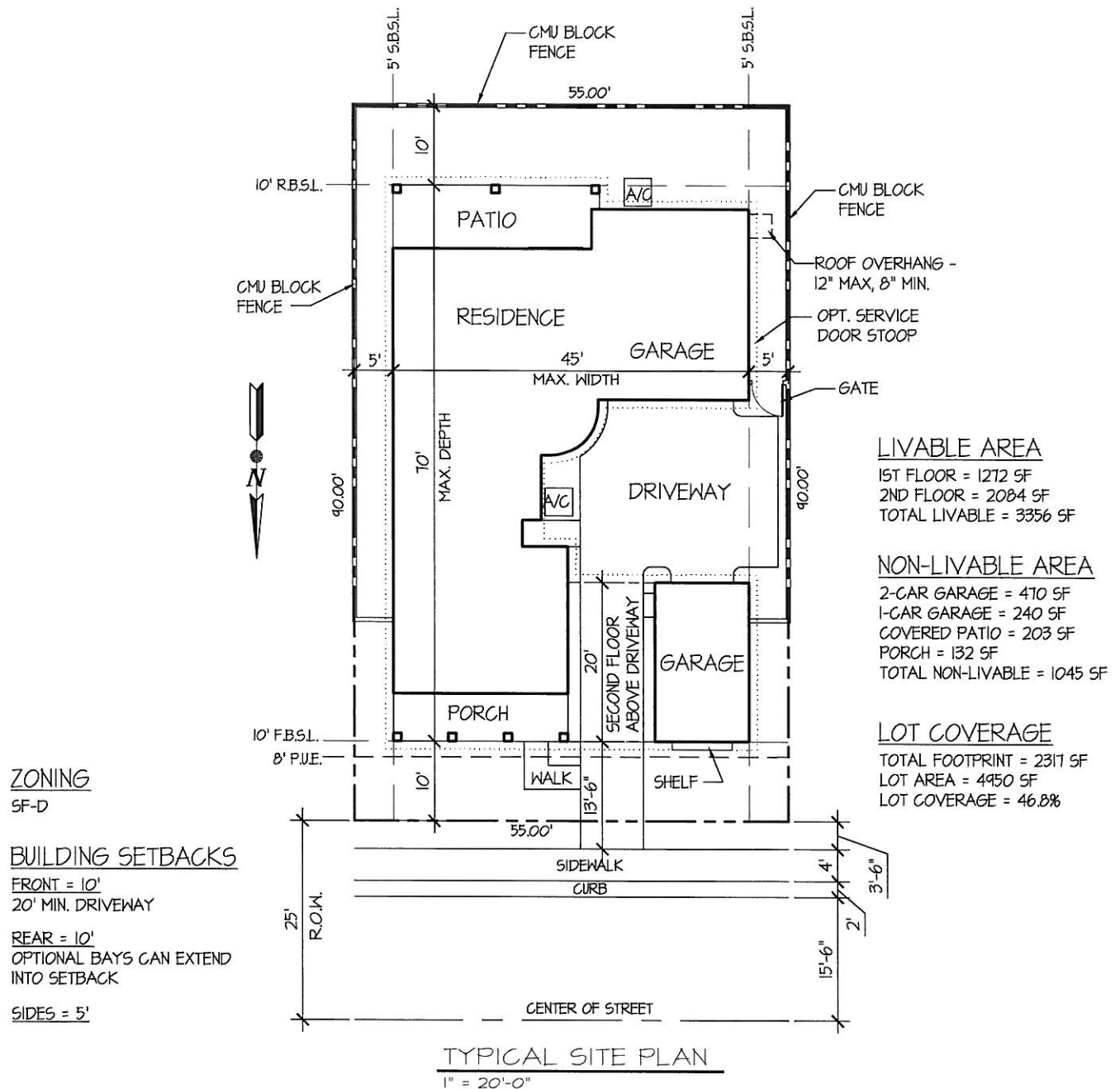
MINIMUM LOT SIZE = 4,950 S.F.

MAX LOT COVERAGE ALLOWED (1 STORY) = 60.00 %

MAX LOT COVERAGE ALLOWED (2 STORY) = 50.00 %

PROPOSED LOT COVERAGE = 48.00 %

## PLAN 3356



VIP  
HOMES

VIP CONSTRUCTION  
3048 E. BASELINE ROAD  
SUITE #102  
MESA, AZ. 85204  
(480) 892-1654

**NOTE:**

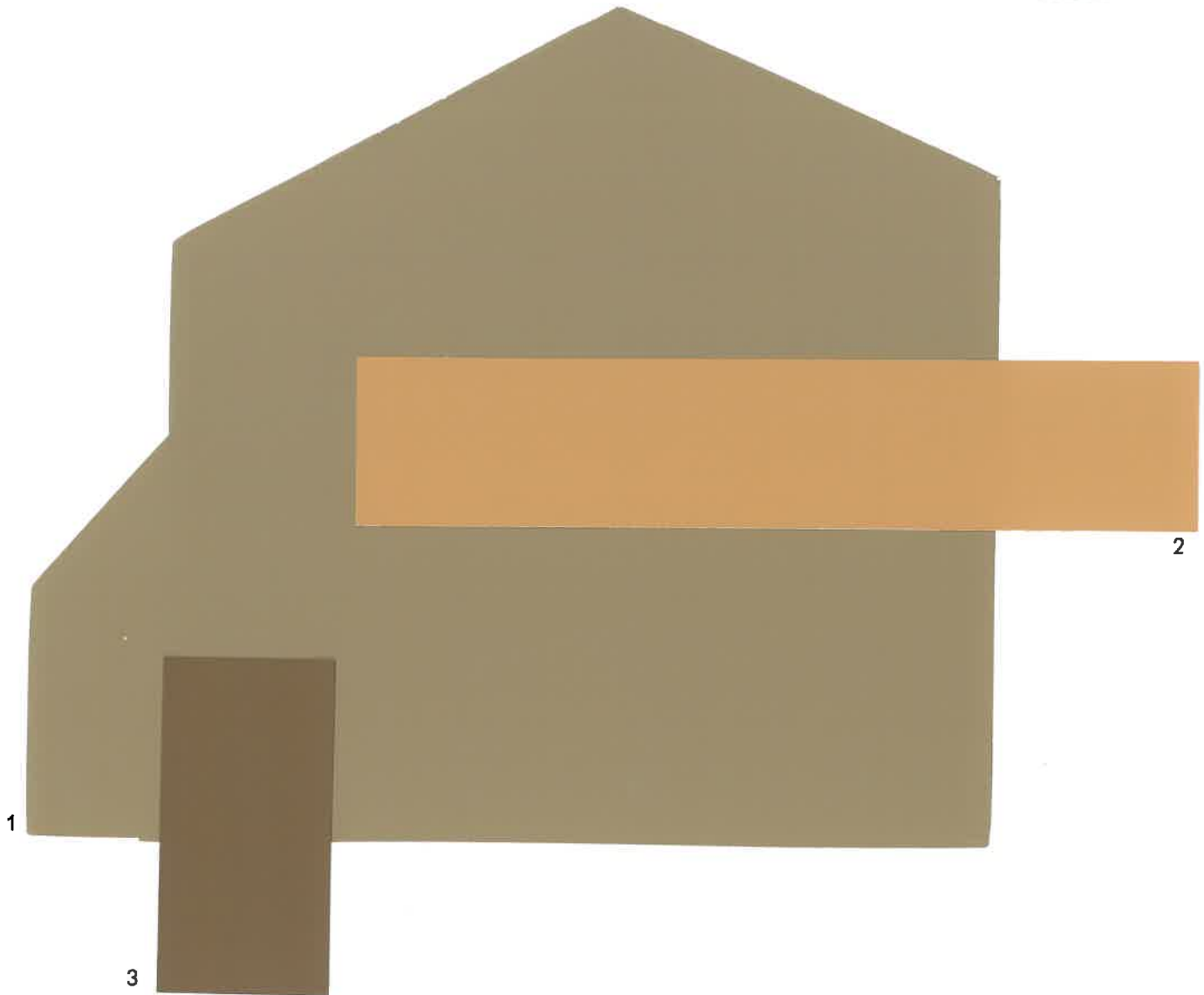
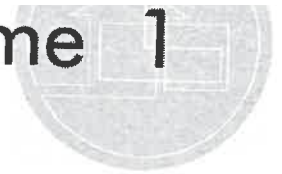
THIS PLOT PLAN IS FOR THE USE OF VIP CONSTRUCTION ONLY.  
ALL MEASUREMENTS, ORIENTATION AND UTILITY LOCATIONS ARE APPROXIMATE AND  
SUBJECT TO FIELD CHANGE. SEE THE RECORDED PLAT FOR THE TRUE LOT SHAPE,  
DIMENSIONS AND POSSIBLE EASEMENTS. THIS IS NOT AN AS-BUILT PLAN. THE BUILDER  
RESERVES THE RIGHT TO PLACE THE HOUSE ANYWHERE IN THE BUILDING ENVELOPE.

**ST13-21: Yellow Rose Ranch**  
**Attachment 8 - Lot Fit Analysis (2 pages)**  
**January 16, 2014**

<u>Required Setbacks</u>			<u>Maximum Lot Coverage (%)</u>							<u>Zoning</u>	<u>Special Conditions</u>							<u>Notes:</u>												
Front Setback = 10'			1 story = 60%							SF-D	1. 20' Landscape Easement							All lots have Public Utility Easements												
Rear Setback = 10'			2 story = 50%								2. Corner Lot							Bay Windows may extend over rear setback line												
Side Setbacks = 5'																														
Lot Fit Analysis For Yellow Rose Ranch																														
			Plan 2708 (2 story)							Plan 3120 (1 story)							Plan 3136 (1 story)							Plan 3356 (2 story)						
			Conditions Provided							Conditions Provided							Conditions Provided							Conditions Provided						
Lot Number	Special Conditions	Lot SF Area	Front Setback	Side Setbacks	Rear Setback	Std. plan SF footprint	Max. plan SF with options	Coverage (%)	Fit on Lot? (Y/N)	Front Setback	Side Setbacks	Rear Setback	Std. plan SF footprint	Max. plan SF with options	Coverage (%)	Fit on Lot? (Y/N)	Front Setback	Side Setbacks	Rear Setback	Std. plan SF footprint	Max. plan SF with options	Coverage (%)	Fit on Lot? (Y/N)	Front Setback	Side Setbacks	Rear Setback	Std. plan SF footprint	Max. plan SF with options	Coverage (%)	Fit on Lot? (Y/N)
1		5400	10'	5'	10'	2234	2354	43.6	Y	10'	5'	10'	2828	2848	52.7	Y	10'	5'	10'	2785	2895	53.6	Y	10'	5'	10'	2317	2317	42.9	Y
2		4950	10'	5'	10'	2234	2354	47.6	Y	10'	5'	10'	2828	2848	57.5	Y	10'	5'	10'	2785	2895	58.5	Y	10'	5'	10'	2317	2317	46.8	Y
3		4950	10'	5'	10'	2234	2354	47.6	Y	10'	5'	10'	2828	2848	57.5	Y	10'	5'	10'	2785	2895	58.5	Y	10'	5'	10'	2317	2317	46.8	Y
4	2	5941	10'	5'	10'	n/a	n/a	n/a	N	10'	5'	10'	n/a	n/a	n/a	N	10'	5'	10'	n/a	n/a	n/a	N	10'	5'	10'	n/a	n/a	n/a	N
5	2	6102	10'	5'	10'	2234	2354	38.6	Y	10'	5'	10'	n/a	n/a	n/a	N	10'	5'	10'	n/a	n/a	n/a	N	10'	5'	10'	n/a	n/a	n/a	N
6		4950	10'	5'	10'	2234	2354	47.6	Y	10'	5'	10'	2828	2848	57.5	Y	10'	5'	10'	2785	2895	58.5	Y	10'	5'	10'	2317	2317	46.8	Y
7		4952	10'	5'	10'	2234	2354	47.6	Y	10'	5'	10'	2828	2848	57.5	Y	10'	5'	10'	2785	2895	58.5	Y	10'	5'	10'	2317	2317	46.8	Y
8		9067	10'	5'	10'	2234	2354	26	Y	10'	5'	10'	2828	2848	31.4	Y	10'	5'	10'	2785	2895	31.9	Y	10'	5'	10'	2317	2317	25.6	Y
9		9082	10'	5'	10'	2234	2354	25.9	Y	10'	5'	10'	2828	2848	31.4	Y	10'	5'	10'	2785	2895	31.9	Y	10'	5'	10'	2317	2317	25.6	Y
10		4952	10'	5'	10'	2234	2354	47.6	Y	10'	5'	10'	2828	2848	57.5	Y	10'	5'	10'	2785	2895	58.5	Y	10'	5'	10'	2317	2317	46.8	Y
11		4950	10'	5'	10'	2234	2354	47.6	Y	10'	5'	10'	2828	2848	57.5	Y	10'	5'	10'	2785	2895	58.5	Y	10'	5'	10'	2317	2317	46.8	Y
12		5439	10'	5'	10'	2234	2354	43.3	Y	10'	5'	10'	2828	2848	52.4	Y	10'	5'	10'	2785	2895	53.2	Y	10'	5'	10'	2317	2317	42.6	Y
13		6295	10'	5'	10'	2234	2354	37.4	Y	10'	5'	10'	2828	2848	45.2	Y	10'	5'	10'	2785	2895	46	Y	10'	5'	10'	2317	2317	36.8	Y
14		4973	10'	5'	10'	n/a	n/a	n/a	N	10'	5'	10'	n/a	n/a	n/a	N	10'	5'	10'	n/a	n/a	n/a	N	10'	5'	10'	n/a	n/a	n/a	N
15		5096	10'	5'	10'	2234	2354	46.2	Y	10'	5'	10'	n/a	n/a	n/a	N	10'	5'	10'	n/a	n/a	n/a	N	10'	5'	10'	n/a	n/a	n/a	N



# Scheme 1



13-04-1232

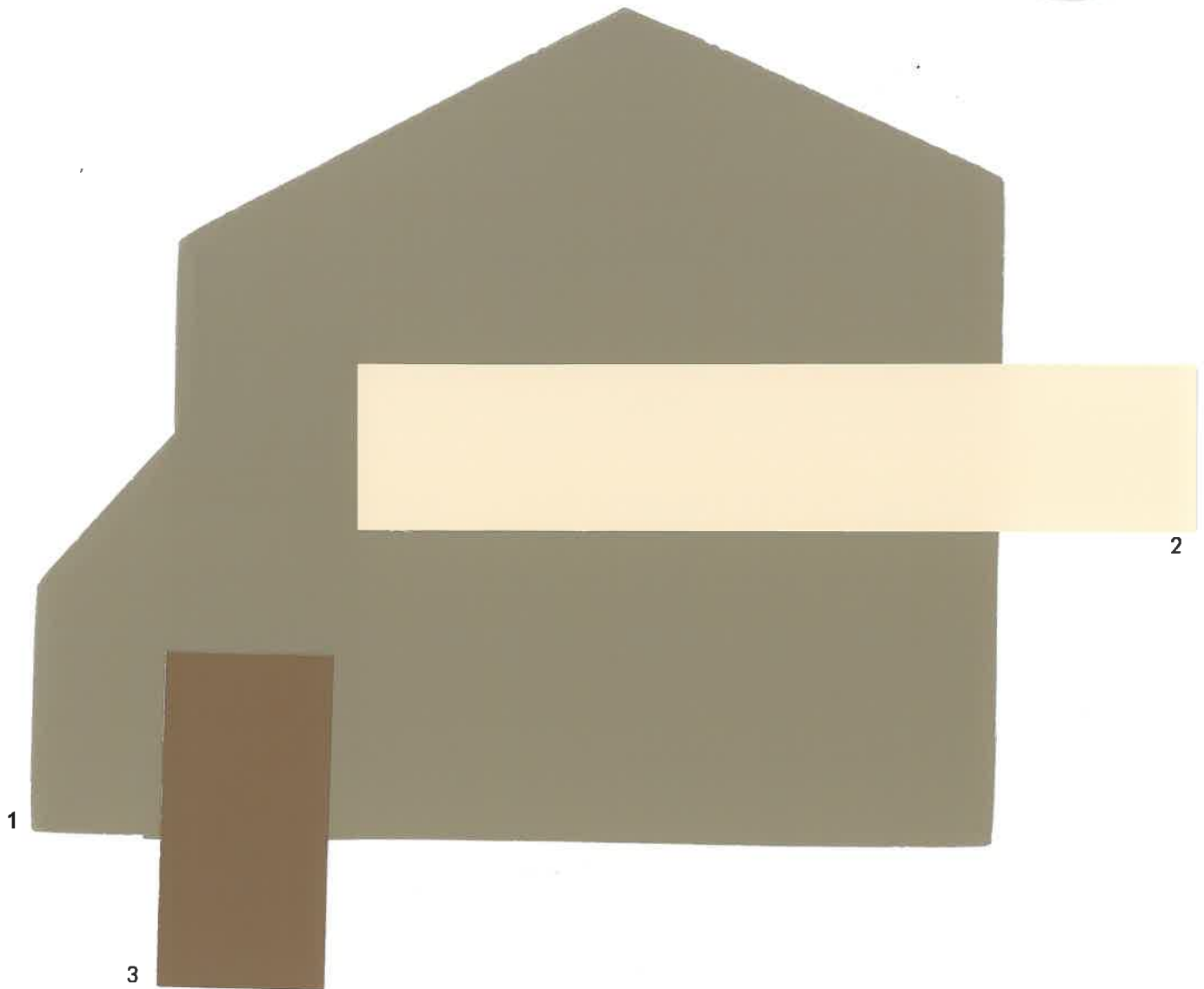
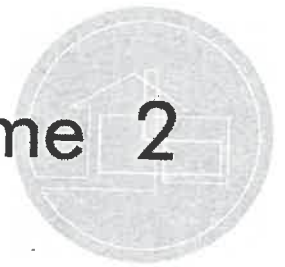
Color samples shown approximate  
actual paint colors as closely as possible.

- 1 **Body**
- 2 **Trim**
- 3 **Accent**

## VIP Homes

Dapper Tan	SW 6144
Tatami Tan	SW 6116
Tea Chest	SW 6103

# Scheme 2



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13-04-1232

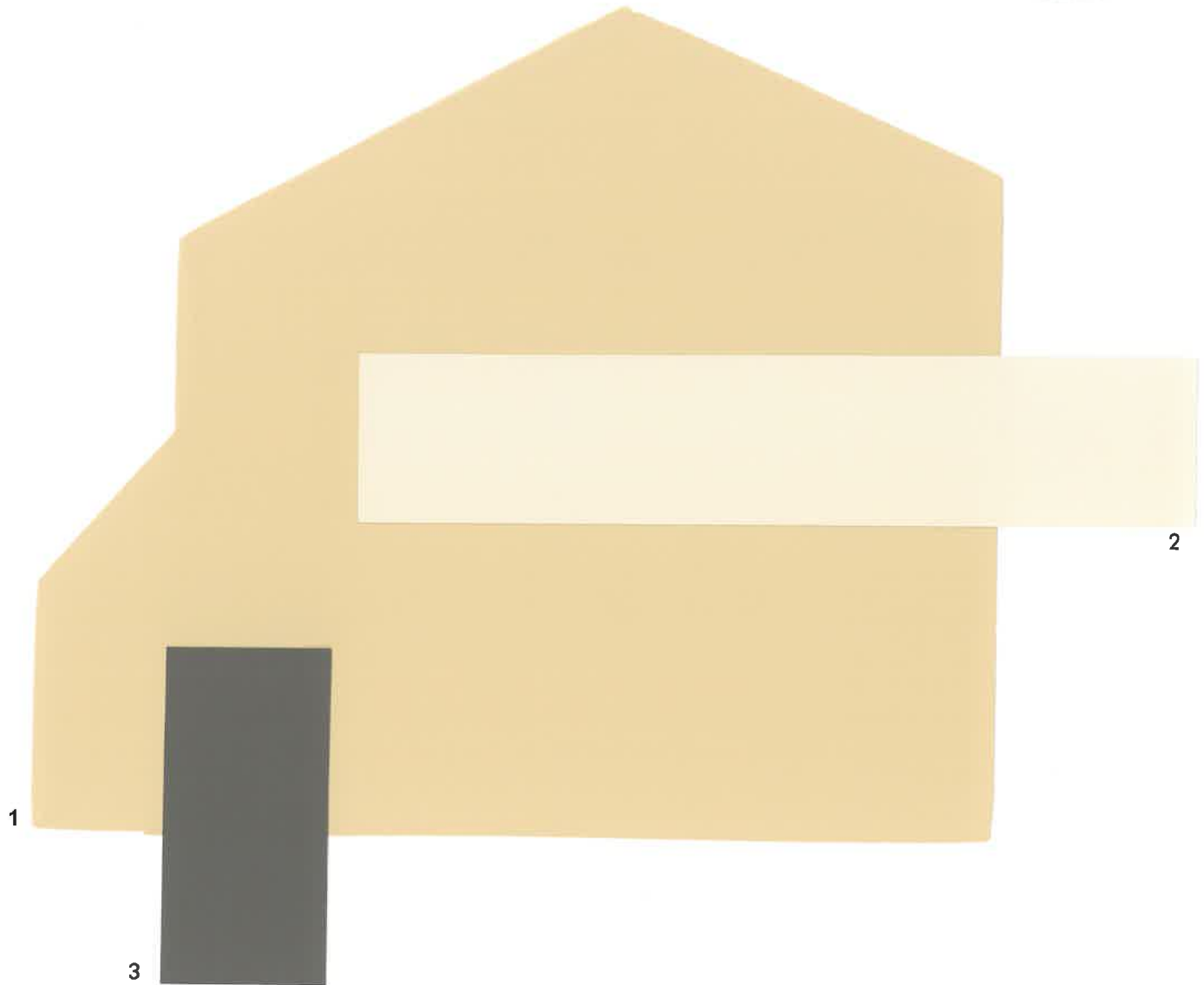
Color samples shown approximate  
actual paint colors as closely as possible.

- 1 Body
- 2 Trim
- 3 Accent

## VIP Homes

Quiver Tan	SW 6151
Softer Tan	SW 6141
Rookwood Brown	SW 2806

# Scheme 3



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TOUCH™

13-04-1232

Color samples shown approximate  
actual paint colors as closely as possible.

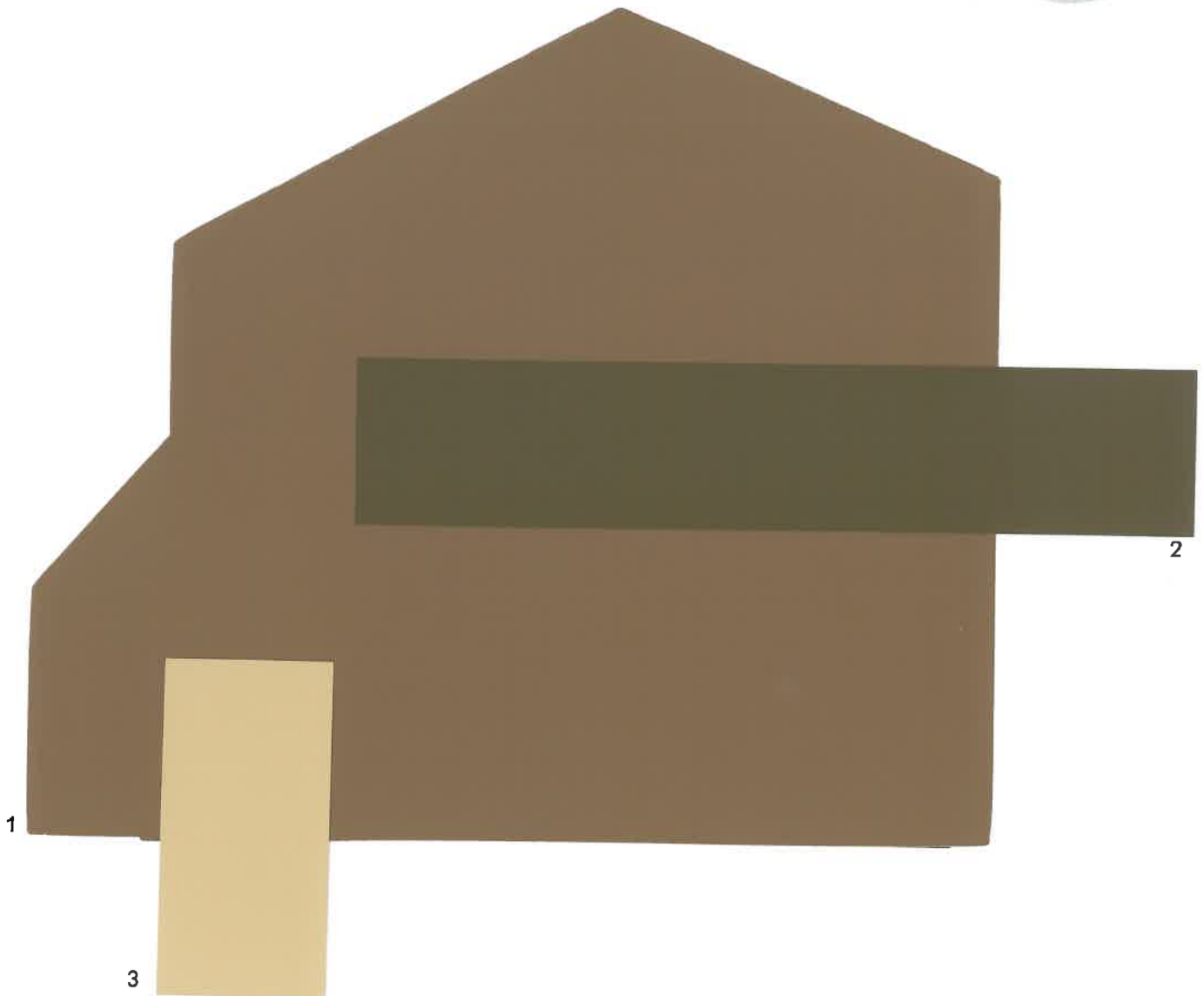
- 1 Body
- 2 Trim
- 3 Accent

## VIP Homes

Whole Wheat	SW 6121
Wool Skein	SW 6148
Griffin	SW 7026



# Scheme 4



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13-04-1232

Color samples shown approximate  
actual paint colors as closely as possible.

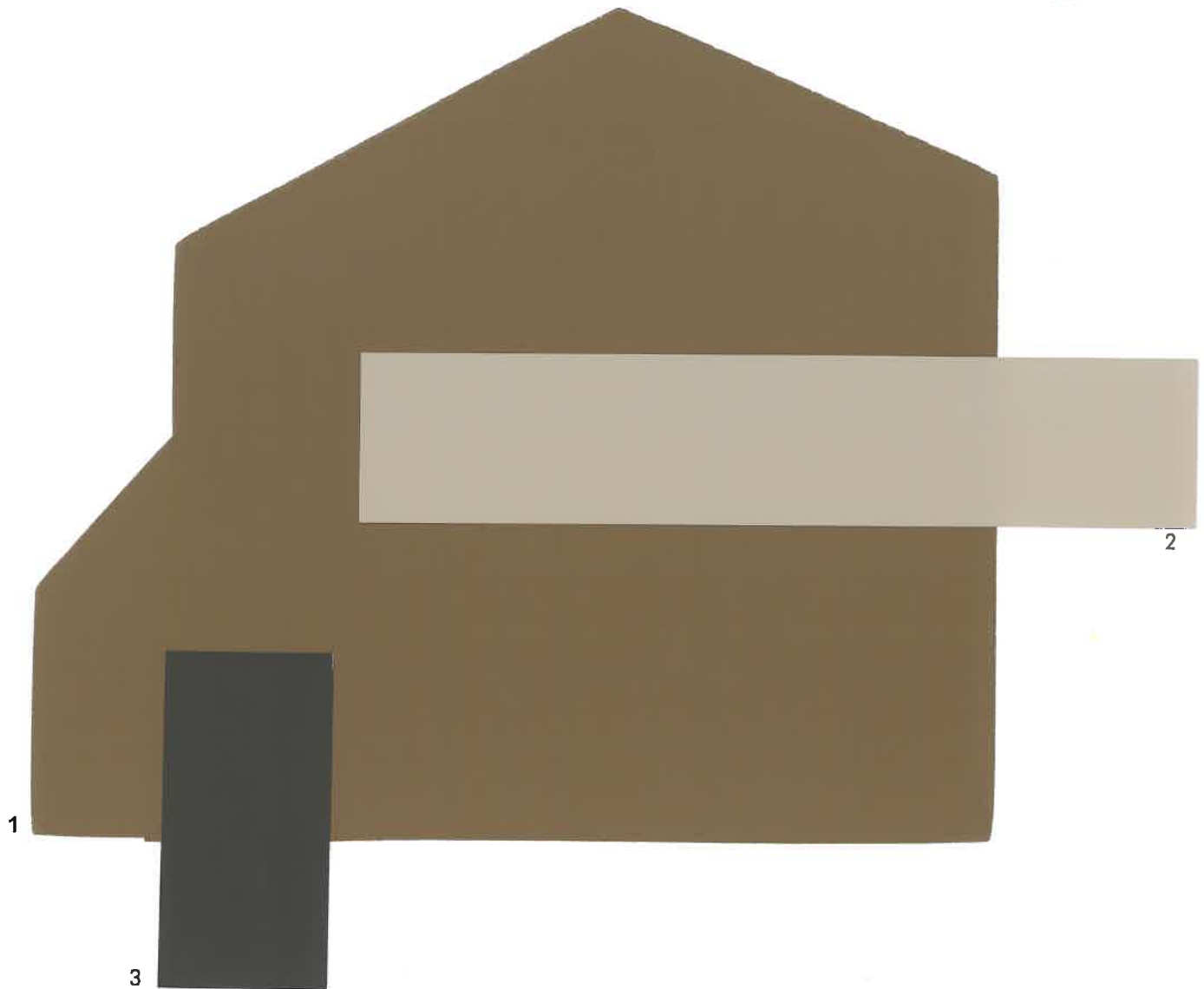
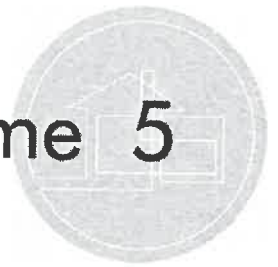
- 1 Body
- 2 Trim
- 3 Accent

## VIP Homes

Rookwood Brown  
Protégé Bronze  
Camelback

SW 2806  
SW 6153  
SW 6122

# Scheme 5



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13-04-1232

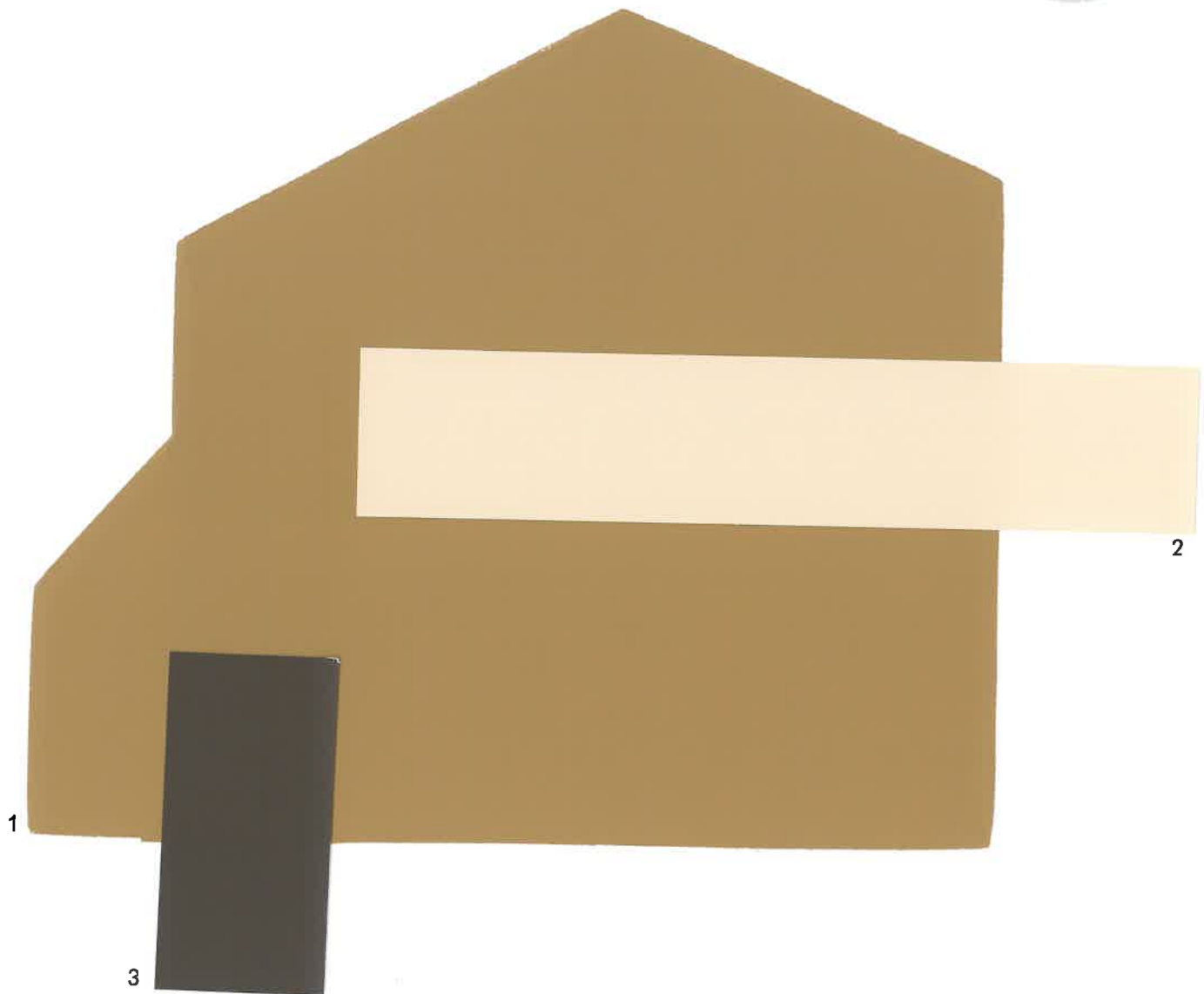
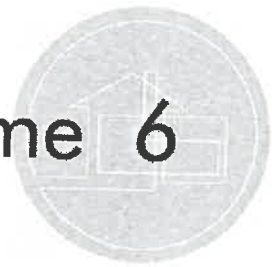
Color samples shown approximate  
actual paint colors as closely as possible.

- 1 **Body**
- 2 **Trim**
- 3 **Accent**

## VIP Homes

Tea Chest	SW 6103
Tony Taupe	SW 7038
Sealskin	SW 7675

# Scheme 6



13-04-1232

Color samples shown approximate  
actual paint colors as closely as possible.

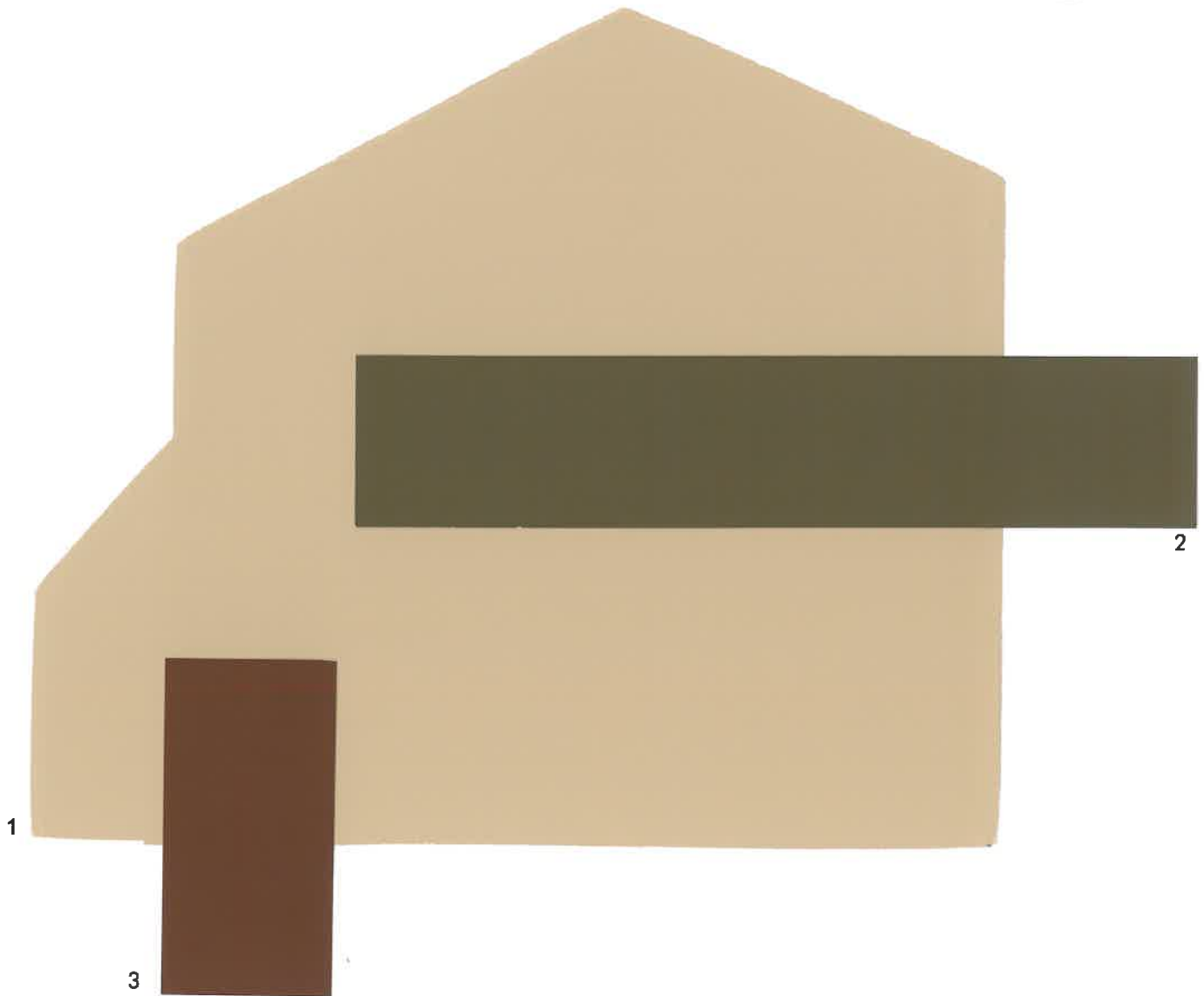
- 1 **Body**
- 2 **Trim**
- 3 **Accent**

## VIP Homes

Cardboard  
Kilim Beige  
Otter

SW 6124  
SW 6106  
SW 6041

# Scheme 7



THE  
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TOUCH™

13-04-1232

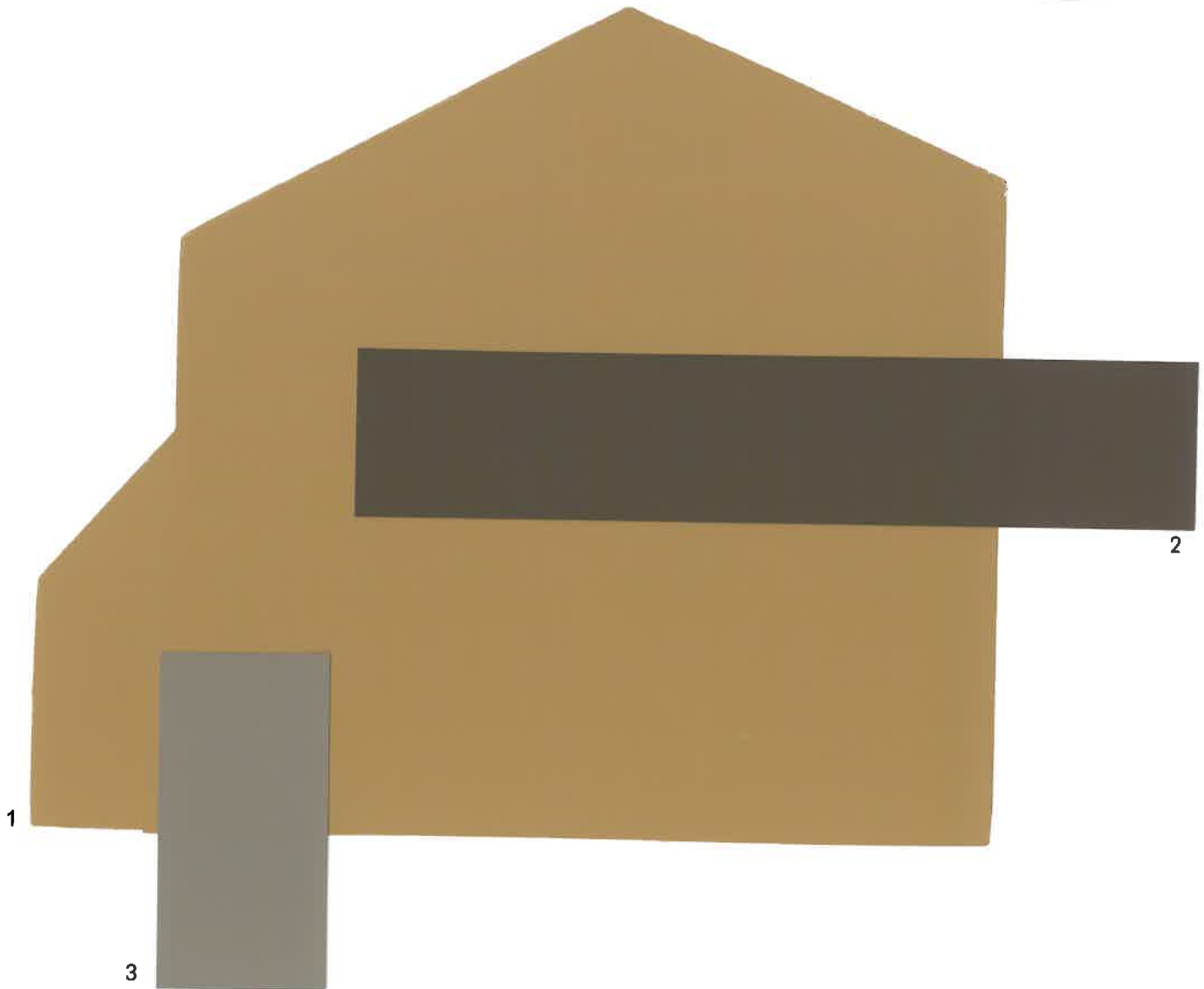
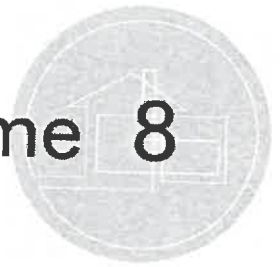
Color samples shown approximate  
actual paint colors as closely as possible.

1 Body  
2 Trim  
3 Accent

## VIP Homes

Latte	SW 6108
Protégé Bronze	SW 6153
Rugged Brown	SW 6062

# Scheme 8



THE  
FINISHING  
TOUCH™

13-04-1232

Color samples shown approximate  
actual paint colors as closely as possible.

- 1 Body
- 2 Trim
- 3 Accent

## VIP Homes

Cardboard

SW 6124

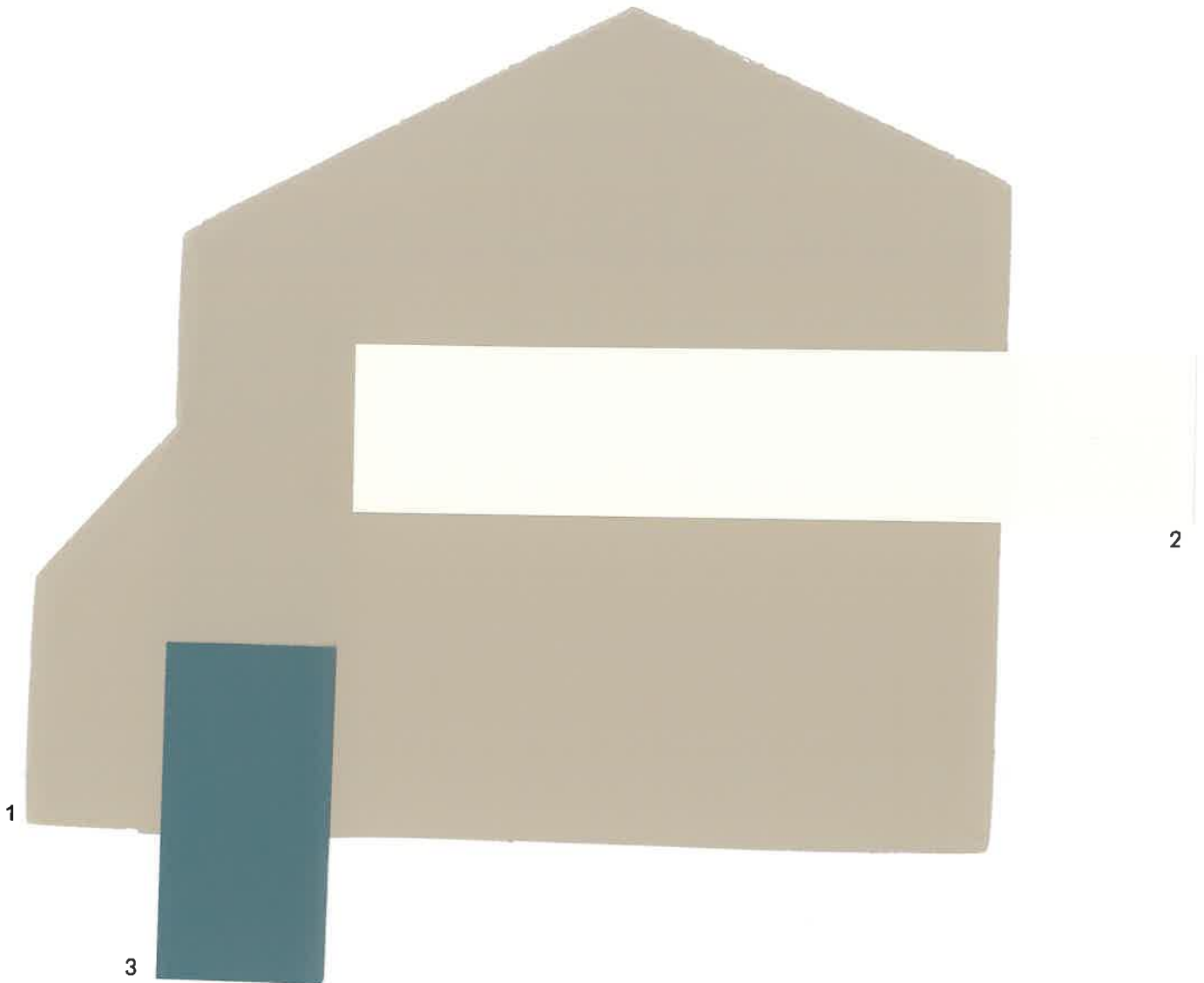
Sable

SW 6083

Virtual Taupe

SW 7039

# Scheme 9



THE  
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13-04-1232

Color samples shown approximate  
actual paint colors as closely as possible.

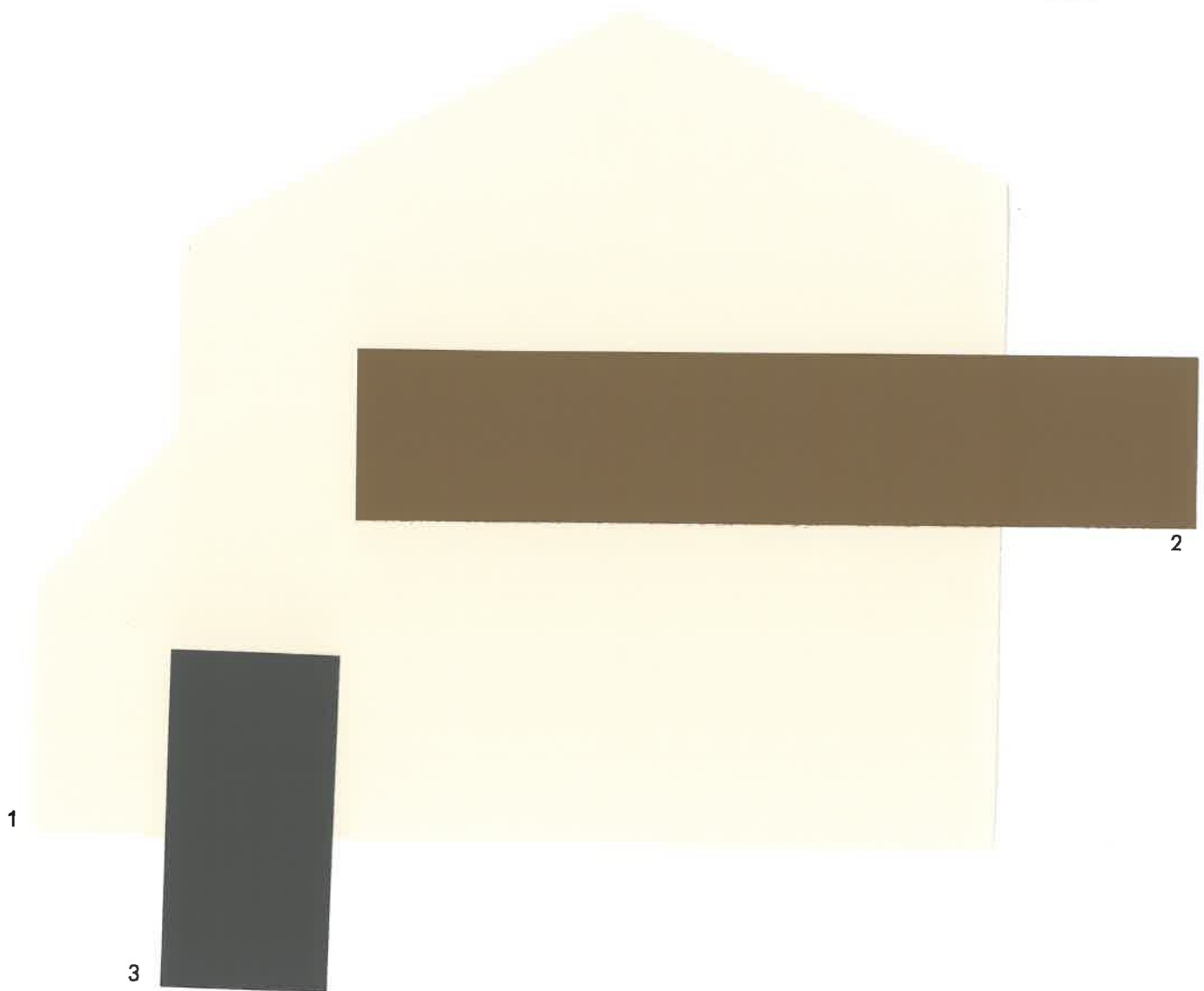
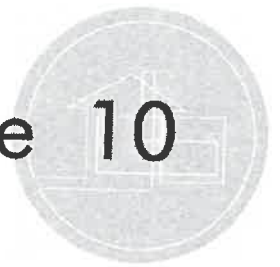
- 1 Body
- 2 Trim
- 3 Accent

## VIP Homes

Tony Taupe  
Polar Bear  
Riverway

SW 7038  
SW 7564  
SW 6222

# Scheme 10



THE  
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13-04-1232

Color samples shown approximate  
actual paint colors as closely as possible.

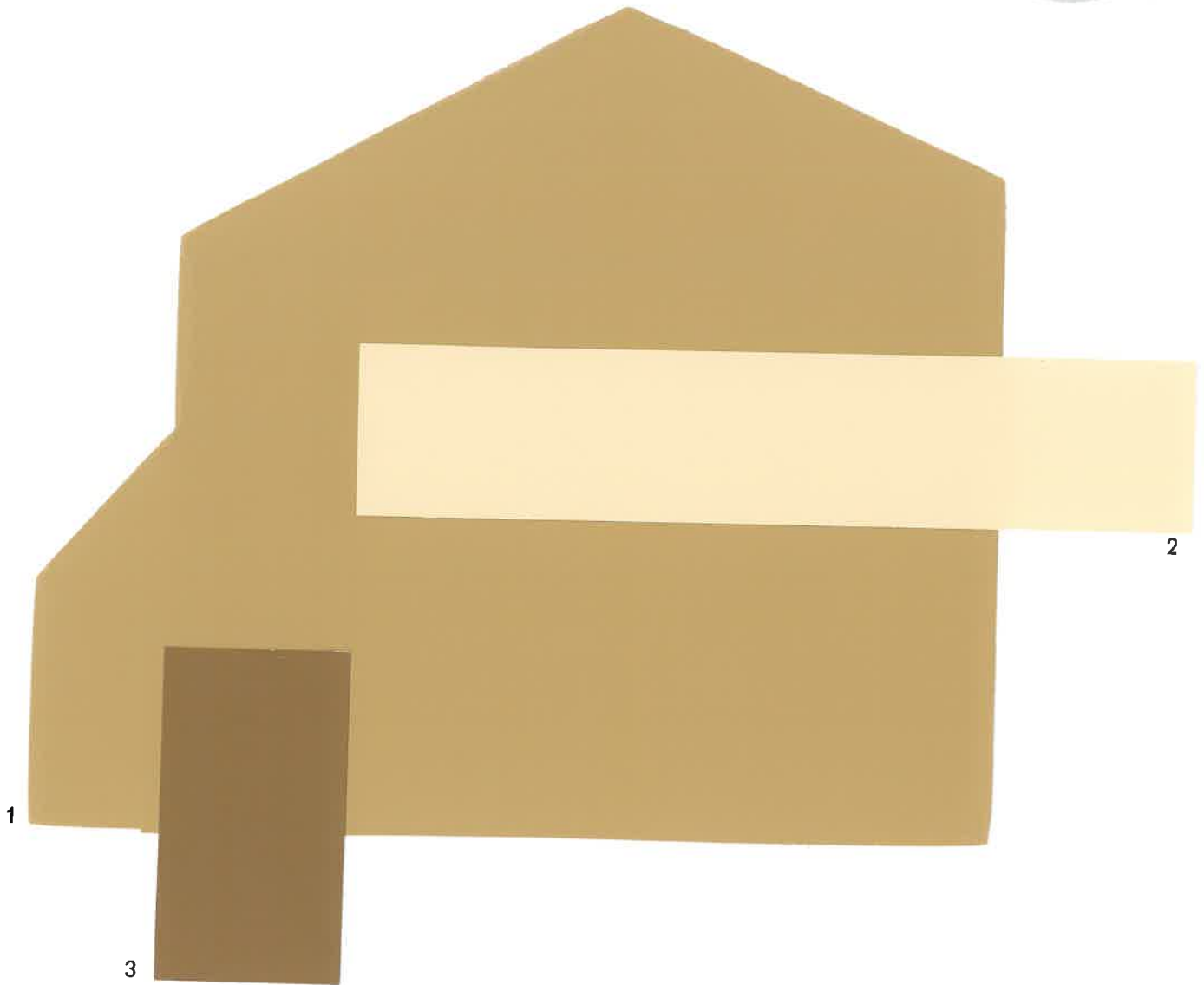
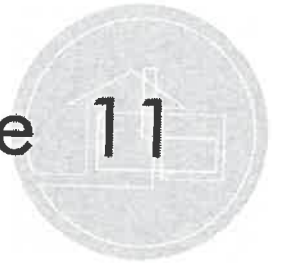
- 1 Body
- 2 Trim
- 3 Accent

## VIP Homes

Maison Blanche  
Tea Chest  
Urbane Bronze

SW 7526  
SW 6103  
SW 7048

# Scheme 11



THE  
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13-04-1232

Color samples shown approximate  
actual paint colors as closely as possible.

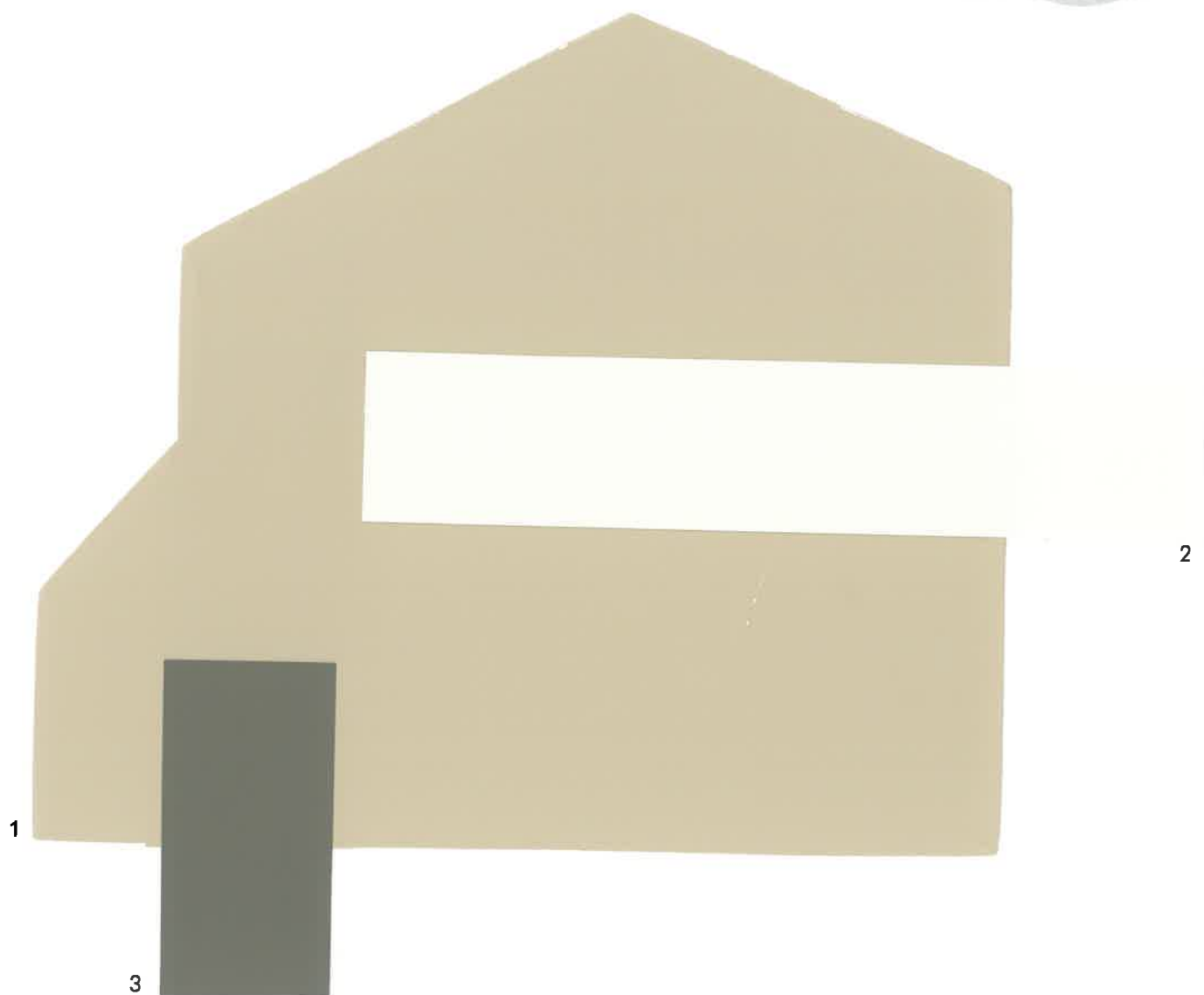
- 1 Body
- 2 Trim
- 3 Accent

## VIP Homes

Baguette	SW 6123
Believable Buff	SW 6120
Craft Paper	SW 6125



# Scheme 12



THE  
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13-04-1232

Color samples shown approximate  
actual paint colors as closely as possible.

- 1 Body
- 2 Trim
- 3 Accent

## VIP Homes

Universal Khaki	SW 6150
Moderate White	SW 6140
Cocoon	SW 6173

# Scheme 13



1

3

2



THE  
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TOUCH™

13-04-1232

Color samples shown approximate  
actual paint colors as closely as possible.

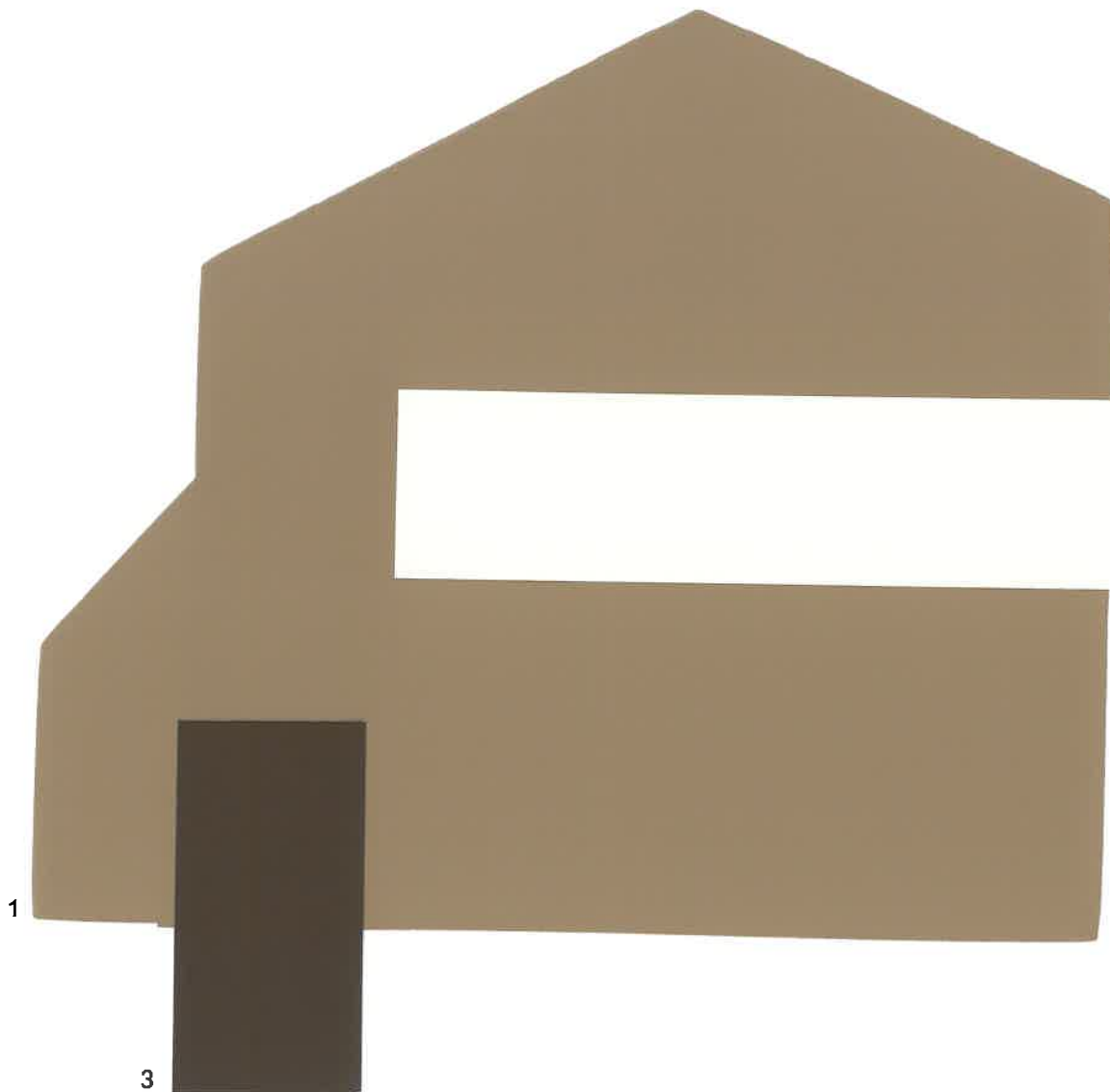
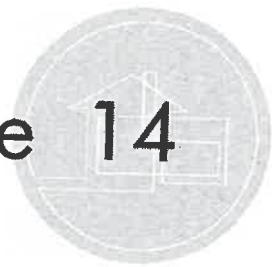
- 1 **Body**
- 2 **Trim**
- 3 **Accent**

## VIP Homes

Antique White  
Tony Taupe  
Raisin

SW 6119  
SW 7038  
SW 7630

# Scheme 14



2

1

3



THE  
FINISHING  
TOUCH™

13-04-1232

Color samples shown approximate  
actual paint colors as closely as possible.

- 1 **Body**
- 2 **Trim**
- 3 **Accent**

## VIP Homes

Portabello	SW 6102
Crème	SW 7556
French Roast	SW 6069